



City of Tacoma
 Planning and Development Services Department
 747 Market St, Room 345
 Tacoma, WA 98402

NOTICE OF DECISION

Date of Decision: 1/27/2016
 Appeal Period Ends: 2/10/2016
 Decision Effective: 2/11/2016

Decision: Approved, subject to conditions

Proposal:

A Shoreline Substantial Development Permit to allow the replacement of and upgrade to existing utility equipment and foundations.

Applicant: Tacoma Public Utilities

Location: 1013 East F Street (Parcel Number 8950000895)

Application No: SHR2015-40000260339

For further information regarding the proposal, **log onto the website at <http://tacomapermits.org> and select "Message Board"**. The case file may be viewed in Planning and Development Services, 747 Market Street, Room 345.

Appeal Procedures:

Reconsideration: Any person having standing may request reconsideration of the Director's decision, based upon errors of procedure or fact, by submitting a request in writing to Planning and Development Services at the address below.

Appeal to Hearing Examiner: Any aggrieved person or entity may appeal to the Hearing Examiner by filing a written Notice of Appeal and submitting the filing fee of \$320.90 to the Hearing Examiners Office (747 Market St, Room 720) which contains the following:

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

THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD THE APPELLANT PREVAIL.

Staff Contact: Charla Kinlow, Associate Planner, 747 Market St, Room 345, (253) 594-7971, ckinlow@cityoftacoma.org

Environmental Review: In accordance with the State Environmental Policy Act (SEPA) administered under the Washington Administrative Code (WAC) 197-11-800 and the City of Tacoma Environmental Regulations administered under TMC Chapter 13.12, the Environmental Official has reviewed this project and determined that the project is exempt from SEPA provisions.

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.



City of Tacoma
Planning and Development Services Department
747 Market St, Room 345
Tacoma, WA 98402

NOTICE OF LAND USE DECISION



City of Tacoma
Planning and Development Services
Report And Decision

**SHORELINE SUBSTANTIAL
DEVELOPMENT PERMIT FOR:**

File No. SHR2015-40000260339

Steve Fairchild
Tacoma Public Utilities
3628 South 35th Street
Tacoma, WA 98409

SUMMARY OF REQUEST:

A Shoreline Substantial Development Permit to allow the replacement of and upgrade to existing utility equipment and foundations.

LOCATION:

1013 East F Street (Parcel Number 8950000895)

DECISION:

The request for a Shoreline Substantial Development Permit is **Approved**, subject to conditions.

Notes:

The appeal period on this decision closes February 10, 2016, and the effective date of this decision is the following business day, provided no requests for reconsideration or appeals are timely filed as identified in APPEAL PROCEDURES of this report and decision.

The Director has jurisdiction in this matter per *TMC* 13.05.030. The applicant bears the burden of proof to demonstrate the proposal is consistent with the provisions of the *TMC*, the applicable provisions and policies of the City's *Comprehensive Plan*, and other applicable ordinances of the City.

**FOR ADDITIONAL INFORMATION CONCERNING THIS LAND USE PERMIT PLEASE
CONTACT:**

Charla Kinlow
Planning and Development Services Department
747 Market Street, Room 345, Tacoma, WA 98402
253-594-7971 or ckinlow@cityoftacoma.org

SUMMARY OF RECORD

The following exhibits and attachments constitute the administrative record:

Attachments:

- Attachment "A": Site plan
- Attachment "B": Buffer Restoration Plan

Exhibits:¹

- Exhibit "A": JARPA, dated December 8, 2015
- Exhibit "B": Departmental Comments

FINDINGS

Proposal:

1. The applicant proposes the replacement of and upgrade to existing utility equipment and foundations at the East "F" Substation, which is located within the "S-10" Port Industrial Area Shoreline District. There is also a marine buffer on site. Improvements include:
 - Demolition and removal of existing equipment and foundations
 - Construction of new equipment, including underground conduit, steel support structures, and foundations
 - Removal of existing fence that encroaches into buffer area and replacement of fence along the edge of the marine buffer area
 - Installation of substation yard rock
2. Work is proposed to begin in March 2016 and the station is to be fully operational by October 2016.

Project Site:

3. The majority of the site is located within the "S-10" Port Industrial Area Shoreline District. The Shoreline District extends 200 feet landward from the Ordinary High Water Mark (OHWM). A small portion in the southwest corner is within the "M-2" Heavy Industrial District.
4. The marine buffer extends 50 feet landward of the OHWM.
5. The City's Neighborhood Element of the Comprehensive Plan locates the subject site within the New Tacoma Neighborhood.
6. The City's Comprehensive Plan designates the site as "Parks and Open Space". The small area located outside of the Shoreline District is designated by the Comprehensive Plan as "Heavy Industrial."
7. The Comprehensive Plan also designates the site as Tier I – Primary Growth area.

¹ All Exhibits are contained in Planning and Development Services Department File No. SHR2014-40000224192 and are referenced and incorporated herein as though fully set forth.

Surrounding Area:

8. Those areas surrounding the site are also zoned "S-10" Port Industrial Area Shoreline District and "M-2" Heavy Industrial. The area landward of the OHWM is zoned "S-13" Marine Waters of the State.
9. Adjacent properties include the City of Tacoma Fire Station #6 to the south and a Superfund mitigation site known as the Middle Waterway Restoration Site to the north. The site to the north is owned and managed by Environmental Services.

Additional Information:

10. The application was received on December 8, 2015. The application was determined to be complete on December 10, 2015.
11. Pursuant to WAC 197-11-800, subsections (1) & (3) and the City of Tacoma's SEPA Procedures, this proposed action is categorically exempt from the Threshold Determination and Environmental Impact Statement requirements of SEPA.

Notification and Comments:

12. Public notice was sent to all owners of property within 400 feet of the site, as well as qualified neighborhood groups on December 16, 2015 and a property sign was posted within seven days of the start of the 30-day comment period. Written notice of the application and copies of the project plans and the JARPA were transmitted to reviewing local, state, and federal resource agencies. No written public comments were received.
13. A departmental comment was received from the City of Tacoma Real Property Services Department. It is attached as an Exhibit to this report and decision.
14. Shannon Brenner, Environmental Specialist, reviewed the proposal and provided comments, included as an Exhibit, and recommended conditions of approval, which are incorporated as "Conditions" as part of this decision.

Applicable Regulations and Policies:

15. WAC 173-27-140 allows that:
 - (1) No authorization to undertake use or development on shorelines of the state shall be granted by the local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the master program.
 - (2) No permit shall be issued for any new or expanded building or structure of more than thirty-five feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines except where a master program does not prohibit the same and then only when overriding considerations of the public interest will be served.
16. WAC 173-27-150 allows that:
 - (1) A substantial development permit shall be granted only when the development proposed is consistent with:
 - (a) The policies and procedures of the act;
 - (b) The provisions of this regulation; and
 - (c) The applicable master program adopted or approved for the area. Provided, that where no master program has been approved for an area, the development shall be reviewed for consistency with the provisions of chapter 173-26 WAC, and to the

extent feasible, any draft or approved master program which can be reasonably ascertained as representing the policy of the local government.

- (2) Local government may attach conditions to the approval of permits as necessary to assure consistency of the project with the act and the local master program.

17. *TMC 13.10, Section 6.4.3:*

B. Marine Shoreline Buffers

1. A buffer area shall be maintained on all marine shorelines for all non-water-dependent and public access uses adjacent to the marine shoreline to protect and maintain the integrity, functions and processes of the shoreline and to minimize risks to human health and safety. The buffer shall be measured horizontally from the edge of the ordinary high water mark landward.

2. Buffers shall consist of an undisturbed area of native vegetation or areas reserved for priority uses (water-dependent uses and public access), including restoration established to protect the integrity, functions and processes of the shoreline. Required buffer widths shall reflect the sensitivity of the shoreline functions and the type and intensity of human activity proposed to be conducted nearby.

18. Table 6-1. Standard Marine Buffers:

Marine Habitat Area	Buffer Width (feet)
S-10	50

19. *TMC 13.10, Section 6.5 Public Access:*

C. Access Preferences and Alternatives

12. In the "S-10" Port Industrial Area Shoreline District, when new uses or development are required to provide public access, the access may be provided on-site or off-site or via a public access fund contribution² and shall not be subject to the on-site preference or waiver criteria in 6.5.2(C)(1) and (6).

20. *TMC 13.10, Section 7.13.2 Regulations:*

B. Uses

2. Upgrades to existing major utilities are permitted.

D. Environmental Protection

1. The design, location, and maintenance of utilities shall be undertaken in such a manner as to assure no net loss of ecological functions, preserve the natural landscape, and minimize conflicts with present and planned land and shoreline uses.

2. Utilities shall be installed in such a manner that all banks are restored to a stable condition, replanted, and provided maintenance care until the newly planted vegetation is established. Plantings shall be native species or be similar to vegetation in the surrounding area.

² While the City does not have a set required amount that must be paid to the Public Access Contribution Fund for this area, the City has an existing agreement with the Port of Tacoma that was adopted August 6, 2013; per that agreement applicants fees are assessed at the time of building permit and are calculated at 2% of the project value up to a \$10 million value, and at 0.5% thereafter.

5. To protect the aesthetic qualities of the shoreline, new utility lines including electricity, communications, and fuel lines shall be located underground, unless otherwise specified, or where the applicant can demonstrate that, due to economic, technical, environmental, or safety considerations, placing utilities underground is infeasible.

10. Major utilities should be avoided in floodplains to the greatest extent practicable; if necessary, flood protection structures shall not increase flood hazards in other areas along the waterbody.

E. Public Access

1. When feasible, primary utility development shall include public access to the shorelines, trail systems, and other forms of recreation, provided such uses will not unduly interfere with utility operations, or endanger the public health, safety and welfare.

21. TMC 13.10, Section 9.12 S-10 Port Industrial Area (HI):

A. The intent of the S-10 Port Industrial Area Shoreline District is to allow the continued development of the Port Industrial Area, with an increase in the intensity of development and a greater emphasis on terminal facilities within the City.

22. Table 9-2. Shoreline Use and Development Standards:

District Name	S-10 Port Industrial Area
Utilities, Major	Permitted

CONCLUSIONS³

1. Provided the conditions of approval are met, the proposal meets the criteria identified in *WAC 173-27-140* for approval of a Substantial Development Permit as follows:
 - a. The development, as conditioned, has been determined to be consistent with the policy and provisions of the Shoreline Management Act and the master program. See *WAC 173-27-140, TSMP, TMC 13.10; Findings 1-22.*
 - b. The development will not obstruct the view of any neighboring residences. See *WAC 173-27-140, TSMP, TMC 13.10; Findings 1-22.*
2. Provided the conditions of approval are met, the proposal meets the criteria identified in *WAC 173-27-150* for approval of a Substantial Development Permit as follows:
 - a. The proposal, as conditioned, has been found to be consistent with the policies and procedures of the Shoreline Management Act. See *WAC 173-27-150, TSMP, TMC 13.10; Findings 1-22.*
 - b. The proposal, as conditioned, has been found to be consistent with the provisions of *WAC 173-27-150*. See *WAC 173-27-150, TSMP, TMC 13.10; Findings 1-22.*
 - c. The proposal, as conditioned, has been found to be consistent with the City of Tacoma's Master Shoreline Program. See *WAC 173-27-150, TSMP, TMC 13.10; Findings 1-22.*

³ Conclusions are based upon the applicable criteria and standards set forth in the *Tacoma Municipal Code (TMC)*, the policies of the Comprehensive Plan, and the Attachments and Exhibits listed herein. Any conclusion of law hereinafter stated which may be deemed a finding of fact herein is hereby adopted as such.

DECISION

Based upon the above findings and conclusions, the request for a Shoreline Substantial Development is **Approved**, subject to the following conditions:

Conditions:

1. Proper best management practices must be implemented during construction to prevent deleterious material from entering State waters.
2. A construction fence must be placed along the edge of the existing paved surfaces between the site and the shoreline, to protect the shoreline and vegetated areas.
3. No construction material or debris is allowed to be stored in vegetated areas.
4. Proper erosion techniques must be used to protect State waters and the shoreline.
5. Critical Area signs must be placed every 50 feet along the edge of the marine buffer.
6. The project must meet all requirements of the Buffer Restoration Plan dated January 2016.
7. The marine buffer will be re-vegetated before final sign-off of construction/building permits and an as-built will be provided with the location and species of plants.
8. During removal of the fill pad and re-contouring within the marine buffer, equipment should operate from the landward side and cannot disturb any existing vegetation.
9. Within the marine buffer, the contractor must mix in soils amendments, decompact, and scarify the soils as the equipment leaves the site to a minimum depth of 12 inches.
10. No machinery can enter the marine buffer area once it has been decompact.
11. The plantings in the marine buffer will be monitored once a year for five years to ensure the area meets the success standards of the approved Re-Vegetation Plan. If the re-vegetated buffer does not meet the success standards, contingencies must be implemented and monitoring may be extended beyond 5 years to ensure the success standards are met.
12. The applicant shall pay the fee-in-lieu for public access prior to issuance of building permits. The applicable fee-in-lieu is calculated at 2% of the project value up to a \$10 million value, and at 0.5% thereafter.

Advisory Notes:

The below notes are meant to provide additional information to the applicant relative to the specific development proposal. These notes are not conditions of the permit nor do they constitute a complete review of the project.

1. The decision set forth herein is based upon representations made and information submitted, including development plans and proposals, submitted to the Director. 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 Director, and may require additional permitting and public notification and comment.
2. The applicant shall apply for and receive approval of any required building permits prior to any work. The applicant shall comply with all applicable Building Codes, Fire Codes, and applicable requirements contained in the City of Tacoma Surface Water Management Manual, *TMC 12.08* and the Public Works Design Manual at the time of construction.
3. The authorization(s) granted herein is/are subject to all applicable federal, state and local laws, regulations, and ordinances. 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.

4. This permit may be rescinded pursuant to *RCW 90.58.140(8)* of the Shoreline Management Act of 1971 and Section 13.10.330 of the *Tacoma Municipal Code* in the event the permittee fails to comply with any condition thereof.
5. Construction shall be commenced within two (2) years after the effective date of the permit. Local government may, however, authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date. Authorization to conduct development activities shall terminate five years after the effective date of a shoreline permit, however, a single extension for a period not to exceed one year may be granted by local government if a request for extension has been filed before the expiration date.
6. Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the "date of filing" with the Washington State Department of Ecology, as that term is defined in *WAC 173-27-130*, or until all review proceedings initiated within twenty-one (21) days from the "date of filing" have been terminated.

ENDANGERED SPECIES ACT WARNING:

The holder of this shoreline permit is responsible for compliance with the applicable provisions of the Endangered Species Act of 1973 (ESA) (16 U.S.C. 1531 et seq.), and this shoreline permit includes no representation or warranty of ESA compliance.

ORDERED this 27th day of January, 2016



PETER HUFFMAN
DIRECTOR,

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

FULL DECISION TRANSMITTED by first class mail and interoffice email to:

Steve Fairchild, Tacoma Public Utilities, 3628 South 35th Street, Tacoma, WA 98409
Matt Curtis, WA Department of Fish and Wildlife, Area Habitat Biologist, Habitat Program, 450
Port Orchard Blvd., Suite 290, Port Orchard, WA 98366

Interoffice Email:

Mary Williams, Real Property Services
Shannon Brenner, Planning and Development Services
Jason Miller, Site Development Group
Neighborhood Planning Team Members: Brian Boudet, Ian Munce, and Carol Wolfe, Shari Hart

SUMMARY OF DECISION TRANSMITTED by first class and interoffice mail to the following:

All property owners within 400 feet of the subject site
New Tacoma Neighborhood Council

Tahoma Audobon Society, Krystal Kryer, 2917 Morrison Road West, University Place, WA 98466

Puget Creek Restoration Society, Scott Hansen, 702 Broadway #101, Tacoma, WA 98402

Pierce County Office of the Assessor-Treasurer, Darci Brandvold, 2401 South 35th Street, Room 142, Tacoma, WA 98409-7460

PURSUANT TO RCW 36.70B.130, YOU ARE HEREBY NOTIFIED THAT AFFECTED PROPERTY OWNER(S) RECEIVING THIS NOTICE OF DECISION MAY REQUEST A CHANGE IN VALUATION FOR PROPERTY TAX PURPOSES CONSISTENT WITH PIERCE COUNTY'S PROCEDURE FOR ADMINISTRATIVE APPEAL. TO REQUEST A CHANGE IN VALUE FOR PROPERTY TAX PURPOSES YOU MUST FILE WITH THE PIERCE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 1ST OF THE ASSESSMENT YEAR OR WITHIN 30 DAYS OF THE DATE OF NOTICE OF VALUE FROM THE ASSESSOR-TREASURER'S OFFICE. TO CONTACT THE BOARD CALL 253-798-7415 OR <WWW.CO.PIERCE.WA.US/BOE>.

APPEAL PROCEDURES

RECONSIDERATION:

Any person having standing under the ordinance governing this application and feeling that the decision of the Director is based on errors of procedure or fact may make a written request for review by the Director within fourteen (14) days of the issuance of the written order. This request shall set forth the alleged errors, and the Director may, after further review, take such further actions as deemed proper, and may render a revised decision. A request for RECONSIDERATION of the Director's decision in this matter must be filed in writing with Planning and Development Services, Room 345, Third Floor, Tacoma Municipal Building, 747 Market Street, Tacoma, WA 98402, on or before **February 10, 2016**.

Should no reconsideration be requested, this Decision will be considered final and will be mailed via certified mail to the Department of Ecology on February 11, 2015.

APPEAL TO SHORELINE HEARINGS BOARD:

The decision of the Director of Planning and Development Services may be appealed by any person aggrieved by the granting, denying, or rescinding of a permit on shorelines of the state pursuant to RCW 90.58.140, who may seek review from the shorelines hearings board by filing a petition for review within twenty-one (21) days of the date of filing of the decision as defined in RCW 90.58.140(6), which states that the "date of filing" is "the date of actual receipt by the department of the local government's decision".

Information on filing an appeal of a Shoreline Substantial Development Permit may be obtained by contacting the State of Washington's Environmental and Land Use Hearings Office at www.eho.wa.gov, or PO Box 40903, Olympia WA 98504-0903, (360) 664-9160, email: eluh@eluh.wa.gov

Buffer Restoration Plan East "F" Substation

INTRODUCTION

This assessment discusses the proposed restoration of shoreline/wetland buffer associated with the East "F" Substation, located along the west side of Middle Waterway in the City of Tacoma, Pierce County, Washington. A remodel of the existing substation is planned in an effort to improve efficiency, increase the level of electrical service to existing Port of Tacoma customers, and bring the substation equipment into compliance with current electrical standards.

The substation is located adjacent to Middle Waterway, and a wetland/shoreline restoration area owned by the City of Tacoma. As part of the restoration area along the waterway, a 50 foot buffer has been established. As part of the substation remodel, a small portion of the existing substation gravel pad (that portion of the developed substation that lies within the 50 foot buffer) will be removed, and re-sloped with topsoil. The area will be planted with native trees and shrubs, and the existing fence around the substation will be reconfigured along the edge of the restored buffer area.

Based on discussion with City staff, since the project will not include any new impacts to the wetland, shoreline, or existing buffer areas, a simplified mitigation plan can be provided. A planting plan, schedule, and maintenance and monitoring plan are provided for this project.

SETTING

The project is located in the City of Tacoma, in Section 4, Township 20 North, Range 3 East, W.M. The project area is made up of a single tax parcel, Pierce County parcel #8950000895, which totals 2.75 acres in size. There is no existing address assigned to the project site, which is located along the east side of East "F" Street. The project site is a rectangular shaped parcel that is bounded by a wetland restoration area on the north, and by a fire station on the south. The southern end of Middle Waterway borders the site to the east, and East "F" Street forms the western site boundary.

The site is essentially completely developed as an electrical substation, constructed on a gravel pad extending across the entire parcel. Proposed development of the site associated with the substation remodel will include upgrading existing equipment, but not substantially changing the current usage footprint of the site.

The existing fence, which encloses nearly the entire parcel (with the exception of a narrow strip along the north and east property lines), will be slightly modified along the northern boundary and a small portion of the northeastern corner. The fence will be relocated just outside of the required 50 foot critical area buffer. The area outside of the fence will be regraded to match the existing contours offsite to the north and east as part of the wetland/shoreline restoration work already completed by the City of Tacoma. Following gravel pad removal and regrading, the area will be planted with native trees and shrubs.

Topography of the project site is flat, resulting from the gravel fill pad on which the substation was originally constructed. Slight, gradual downward slopes extend to the north and east, with drainage in the area generally directed to Middle Waterway, the southern end of which is located east of the site.

Much of the drainage which originates from the project site is directed into storm drains which are tied into the City storm drainage system, with a drain line extending northward within the right of way of East "F" Street.

There is no vegetation located on the developed project site. Along the northern and eastern edges of the site, planted (and volunteer) trees and shrubs that are associated with the critical area restoration work are present. Species observed offsite along the edges of the wetland/shoreline restoration area include: black cottonwood, red alder, shore pine, ocean spray, hazelnut, Nootka rose, and tall Oregon grape. Further offsite to the north and east, high salt marsh grasses, sedges, and rushes are present within the wetland/shoreline area.

IMPACTS

The project will have no new impacts to critical areas, or critical area buffers. Additional functional buffer area will be added along the Middle Waterway shoreline as a result of the removal of gravel pad fill area and re-establishment of native vegetation.

As no impacts will result from this project, no additional impact discussion is necessary.

MITIGATION

Mitigation measures should include, but not be limited to, the following:

1. Avoiding the impact altogether by not taking a certain action or part of an action;

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;
5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments;
6. Monitoring the impact and taking appropriate corrective measures.

This project has followed the mitigation sequence as all impacts to critical areas and buffers will be avoided, and a small area of buffer will also be restored along the Middle Waterway shoreline.

MITIGATION STRATEGY

The proposed mitigation for this project will be to remove the gravel fill pad within the small portion of the site located within the critical area buffer. This area totals approximately 3,055 square feet, and is mainly located along the north side of the project site.

Following removal of the gravel fill pad, the area will be re-contoured to match the existing gentle downward slope extending northward from the gravel fill pad. As part of recontouring, topsoil will be incorporated as necessary to provide a suitable planting medium for the proposed restoration work.

PLANTING PLAN

A planting plan is attached as Appendix A. The proposed species, quantities, size and spacing of plantings are shown on the planting plan, as well as the area to be planted.

Proposed species to be used are reflective of those already established just offsite to the north and east, and are also species typically found along Southern Puget Sound shorelines.

Proposed species include: red alder, shore pine, Nootka rose, and tall Oregon grape. Planting work will be done following re-contouring, in late fall or winter (October 15-March 1) to maximize survival of planted species. Plant material to be used will be obtained from local sources (within the Puget Sound basin), and will be native materials. Temporary irrigation is not proposed for this project.

GOALS & PERFORMANCE STANDARDS

The general goal of this mitigation project is to restore a small area of critical area buffer along Middle Waterway.

The following summarizes the performance standards that the restoration area must meet:

- 100 percent survival (or replacement) of planted trees and shrubs at the end of year one within the planted area.
- Vegetative success must equal or exceed 80 percent survival of planted tree and shrub species by the end of year five, and or additional planting (and monitoring) to achieve such.
- If invasive species coverage (e.g., Himalayan blackberry, reed canarygrass, Scotch broom) comprises over 10 percent of the project area, or poses a threat to the overall success and viability of the mitigation site, control measures must be implemented.

MAINTENANCE & MONITORING PLAN

The following bullet points list features of the restoration project which will or may require on-going maintenance. Although it strives to include all potential maintenance needs, unforeseen problems are likely to arise. Therefore, it is essential that the site be monitored at least 2 times a year during the first two growing seasons following construction to assure that maintenance or corrections are promptly made. The site will be monitored in years 1 thru 5 at least once per year. If the site has not made sufficient progress (as defined by the success standards), then contingency actions will be implemented, and monitoring may need to continue beyond the prescribed five years.

- Loss of tree or shrub species for various reasons- replace or replant as needed.
- Presence of Scotch broom, Himalayan blackberry, or other invasive species - hand pull monthly May-August, wick with approved herbicide as needed in late June/early July.
- Poor growth of plants - apply slow release balanced fertilizer.

Monitoring will occur regularly to measure the success of the restoration project and determine if the goals have been met. The following monitoring documentation will occur:

*East "F" Substation
Buffer Restoration Plan*

January 2016

Attachment B.4

Vegetative Survival - Plant survival, species composition and vigor status will be documented. Survival of vegetation will be assessed after the first growing season, and at least once (July 1 to mid-August) in years 2-5.

Photo stations - A total of four photo stations will be located throughout the area. At least one representative photo will be taken from each photo point. Photos will be submitted with at least one monitoring report for each year that monitoring takes place.

At completion of construction an as-built plan will be prepared showing any deviations from the restoration plan. This can also serve as the baseline monitoring report. Monitoring reports will be prepared and submitted to Tacoma City staff in accordance with Chapter 13.10.6.4.2.D. Reports will be submitted at the completion of construction, and an annual report due at the end of the first growing season in the fall (September or October) with the report due by November 15. Annual reports will be submitted at the end of years 1, 3, and 5 due to the simplicity of the project. If year 1 monitoring shows the project is trending successfully, then monitoring can continue on the every other year schedule (years 1, 3, and 5).

Additional monitoring to assess and address maintenance issues will be performed from May through August for the first two years. These visits will include checking for the presence of invasive plants, damage due to vandalism, drought and any other unforeseen problems. These visits are necessary so that prompt control measures can be taken.

Tacoma Power Natural Resources group staff or their designees can perform the required monitoring. Access to the site will be provided to allow City of Tacoma regulatory personnel to evaluate the success of the mitigation if necessary. Any substantive deviations from the approved restoration plan (plant substitutions or change in wetland creation area) are to be approved by the City prior to implementation.

CONTINGENCY PLAN

In the event that the goals and objectives are not met by the fifth year, contingency measures must be taken. These include but are not limited to replanting dead plants, hydrologic manipulation, irrigation, mulching of plants, weed control, trash removal, erosion repair, and any other practices necessary to meet the goals of the mitigation plan. Recommendations to correct deficiencies

will be made after each site visit by the monitoring personnel. Problems identified will be fixed in a timely and responsible manner.

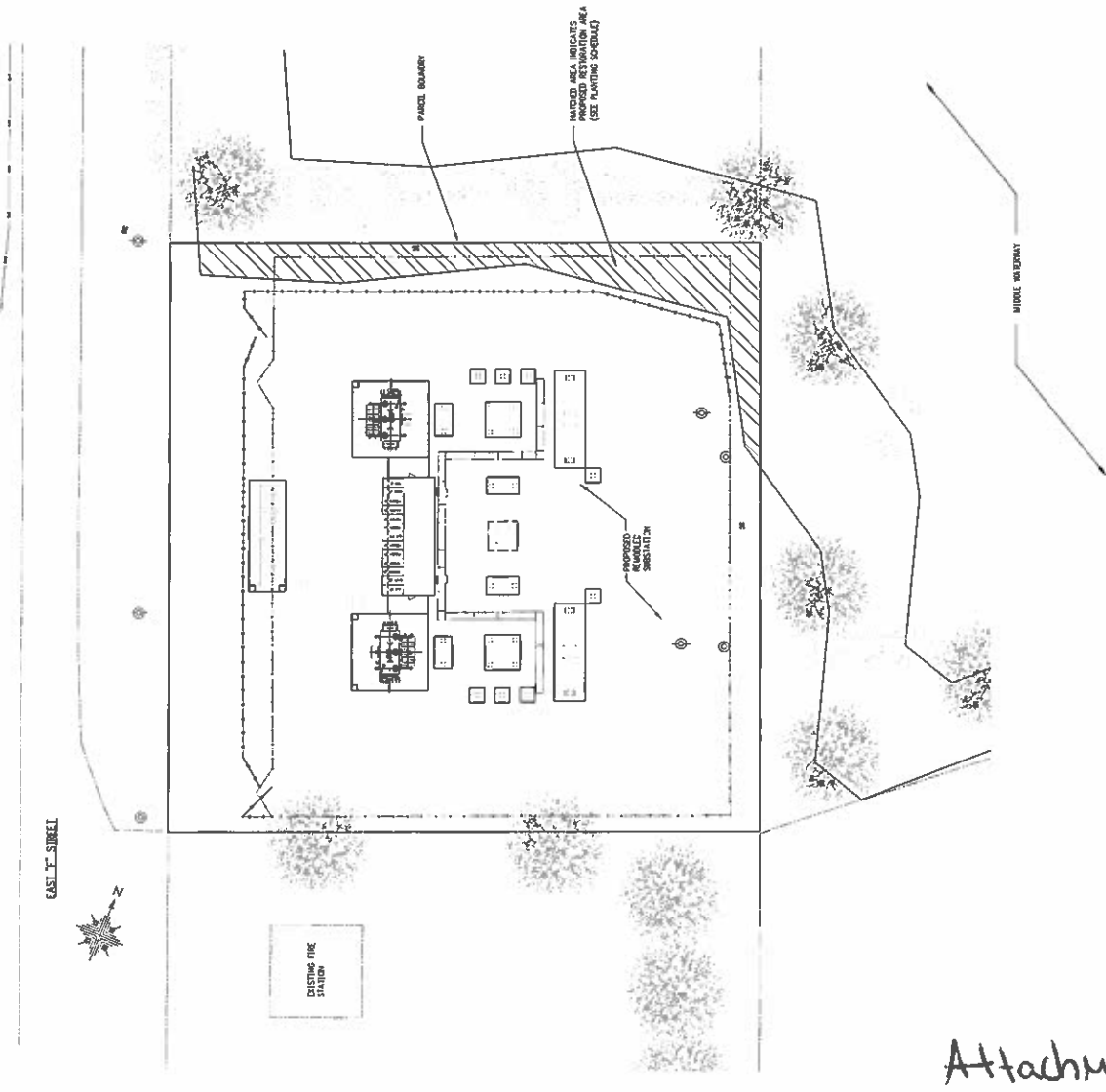
Best management practices should be used during project construction to prevent water quality degradation within the adjacent critical area. Silt fencing will be established along the north and east property lines prior to construction work. Earth work will take place during the dry season (June through September) to minimize erosion potential and sediment transport from the construction area.

Appendix A. Project Planting Plan.

*East "F" Substation
Buffer Restoration Plan*

January 2016

Attachment B.6



PLANTING NOTES:

1. PLANTS WILL BE RANDOMLY SCATTERED THROUGHOUT PLANTING AREA.
2. PLANTING WILL BE COMPLETED WITHIN THE BETTER, COOLER MONTHS OF THE YEAR (OCT. 15 - MARCH 1).
3. PLANTING WILL BE USING CONTAINER PLANTS FROM A WESTERN PROPAGATOR (LOWLAND SEED SOURCE).
4. MARKED AREA INDICATES BUFFER RESTORATION PLANTING ZONE APPROX. 30% OF PL.

BUFFER RESTORATION SCHEDULE

SPECIES	SIZE	CONDITION	QUANTITY	SPACING
RED ALDER	1 GALLON (2'-3")	CONTAINER	16	7'-8" ON CENTER
SHORE PINE	1 GALLON (2'-3")	CONTAINER	16	7'-8" ON CENTER
WILLOW	1 GALLON (2'-3")	CONTAINER	15	7'-8" ON CENTER
WILLOW	1 GALLON (2'-3")	CONTAINER	15	7'-8" ON CENTER

WARNING
IF THIS BAR CODES
DOES NOT MEASURE, IT
MAY BE DAMAGED OR
NOT TO SCALE



DATE: _____ TIME: _____

PROJECT: _____

DESIGNER: _____

CHECKED: _____

APPROVED: _____

PROJECT NO. H88P016-B

**EAST "F" SUBSTATION
BUFFER AREA RESTORATION
PLANTING PLAN**

DEPARTMENT OF PUBLIC UTILITIES
LIGHT DIVISION

PROJECT NO. H88P016-B