GEOLOGICALLY HAZARDOUS CRITICAL AREA REPORT CHECKLIST HANDOUT

ABOUT GEOLOGICALLY HAZARDOUS AREA

Geologically Hazardous Areas are areas susceptible to erosion, sliding, earthquakes, or other geological events. In Burien, these include Erosion hazard areas, Landslide hazard areas, and/or Seismic hazard areas (e.g., areas at risk from liquefaction or tsunamis). Geologically Hazardous Areas and their buffers are regulated under BMC 19.40.290.

UNDERSTANDING LANDSLIDE HAZARD AREA PROTECTIONS

Landslide hazard areas are protected by creating a clear definition that identifies landslide hazard areas, limiting ground disturbance, minimizing any reductions to the standard buffer, minimizing footprint (by square footage or percentage) of any allowed encroachments, and requiring a buffer to the side of landslide hazard areas (instead of just top and toe).

PRE-APPLICATION REVIEW

A pre-application review with the Project Review Team is required for all Administrative Critical Area Reviews. Following a pre-application review, memorandums containing review comments are sent to the applicant on the 2nd and 4th Thursdays of each month. To set up a pre-application review, submit a Pre-Application Memo Request on MyBuildingPermit along with the required information, by the deadline listed in the application packet. The Project Review Team consists of staff from the City Departments of Community Development (Planning and Building), and Public Works, along with staff from the appropriate water, sewer and fire districts. The purpose of the pre-application review is to provide the applicant with a preliminary list of issues, code requirements and application requirements.

CRITICAL AREA REVIEW REQUIRED

A geologic hazard critical area report is required for activities within 50 feet of the hazard. For activities that require a critical area report for landslide hazard areas, please use the following report checklist. The checklist is intended to document conformance with applicable sections of code and reduce review time by City staff. If a requirement is not applicable, the report must include an explanation as to the lack of applicability.

To determine if a Critical Area Review is required, please refer to the Critical Area Permits Handout.

WHAT IS THE PURPOSE OF A CRITICAL AREA STUDY?

To provide the permit decision maker with the information necessary to evaluate your proposal's impacts and risks, and to identify measures for regulatory compliance and

Code Reference

Erosion Definition
BMC 19.10.150

Landslide Definition
BMC 19.10.305

Contents of a Critical Area Report BMC 19.40.120(4)

Qualified professional
BMC 19.40.120

Mitigation Sequence
BMC 19.40.170(2)

Resources

Burien Critical Area Map

NRCS Soil Survey

USGS Maps

WA DNR Geologic Maps

Questions?

planning@burienwa.gov

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mitigation. An effective critical area study will:

1. Assess the proposal and all probable impacts and risks to the critical area;
2. Recommend measures to meet BMC Chapter 19.40 requirements; and
3. Recommend measures to mitigate adverse environmental impacts.

Critical area reviews are processed as an administrative decision. However, the review process for development on an undeveloped (vacant) lot in a landslide hazard area is a Type 1 Land Use Review.

CRITICAL AREA REPORT REQUIREMENTS

Reports must be prepared by a qualified professional. A qualified professional for geological hazard areas must be a professional engineer, or geologist, or hydrogeologist licensed in the state of Washington with experience analyzing geologic, hydrologic, and groundwater flow systems, and has experience preparing reports for the relevant type of hazard.

GEOLOGICALLY HAZARDOUS AREA REPORT CHECKLIST HANDOUT

UPLOAD THIS CHECKLIST ELECTRONICALLY WITH YOUR APPLICATION

Submit the following materials and plans for a complete application. Some exemptions or application types may not require all items. Contact the Department of Community Development with questions. Do not submit your application until all applicable materials have been checked off or documented as not applicable.

When filling out the submittal checklist, please note that it will be required to provide the document and page number where the submittal requirements can be found. Applications that do not provide this sheet and information will not be considered complete and will not be accepted, until the checklist has been submitted.

Find the application on MyBuildingPermit, where you will submit electronically. **Paper applications are no longer accepted**. Use the following link to help identify the correct permit and pathway to successfully apply for a permit.

MyBuildingPermit Application Submission Pathway Document

Pre-Application Review	PROVIDED
A pre-application review with the project review team is required within six months immediately prior to submittal (see separate pre-application memo request handout).	

Application	PROVIDED
Submit your Critical Area Review Application on MyBuildingPermit. Contact your project planner with any questions about the submittal requirements.	

Fees	PROVIDED
After your application has been accepted for intake, pay the applicable filing fees and engineering deposits on MyBuildingPermit (see separate fee schedule). Please refer to current Fee Schedule posted on City Website.	

SEPA Environmental Checklist	PROVIDED
A completed and signed SEPA Environmental Checklist (see separate SEPA Checklist handout).	

Survey, Site Plans and Building Elevations (AutoCAD Plans in Vector File Format)		PROVIDED
Dimensioned electronic AutoCAD plans, in Vector File Format at 1" = 20' or a comparable scale. **For sites in or within 100 feet of a landslide hazard area, plans and specifications must be prepared by a licensed architect or licensed professional engineer**		
1.	8-1/2” x 11” reductions of all plans.	
2.	Property survey showing property dimensions and any existing structures which are proposed to remain on the property and names of adjacent rights-of-way.	
3.	Existing streams, lakes, and shorelines, fire hydrants, utility lines (including location of nearest utility poles and fire hydrants), structures, rockeries, roadways and other relevant human-made or natural features.	
4.	Location and description of the fish and wildlife habitat conservation areas on the subject property, as well as potential fish and wildlife habitat conservation areas within 200 feet of the subject property, and the location of any observed evidence of use by a listed species.	

		PROVIDED
5.	Vegetation Management and Landscaping Plan. The following shall be shown on the plan:	
	a. A description of all existing vegetation and an indication of which vegetation will be removed. The location, size, and species of all 6-inch trees shall be indicated by survey and trunk locations should be accurately depicted.	
	b. All City requirements relating to protection, maintenance and planting of vegetation shall be incorporated.	
	c. Proposed clearing limits shall be identified for the project and any areas where vegetation in a critical area or its buffer is proposed to be disturbed.	
	d. Proposed mitigating measures to prevent erosion and protect the critical area, its buffer and other properties from hazards and adverse impacts.	
	e. Proposed landscaping; size, species, location and distance apart.	
6.	Existing and finished grades at 2-foot contours.	
7.	The accurate location and boundaries of all critical areas and their required buffers on or within 300 feet of the site (**TO BE SHOWN ON ALL PLANS**). Geologic Hazard: delineate the top and the toe of the slope. Data Requirements: Provide a table with GPS points showing the critical area delineation spaced no more than 30 feet apart, using decimal degrees and/or northing and easting in linear feet. Data should be horizontally referenced in the North American Datum 1983 (HARN).	
8.	Location and dimensions of proposed structure(s), parking areas (include degree of angle for parking stall design), driveways and roadways.	
9.	Calculations for proposed lot area, density, setbacks, impervious surface coverage, building height, gross floor area and parking.	
10	Location and size of proposed utility lines, together with a letter of water and/or sewer availability.	
11.	Name, location and dimensions of, and existing and proposed improvements in rights-of-way and easements. Existing improvements in existing rights-of-way and easements must also be indicated.	
12.	For middle housing and mixed use residential, location and dimensions of common and private recreation space.	
13.	Dimensioned building elevations drawn at 1/8" = 1' or a comparable scale showing at least two facades.	
14.	A footing and foundation plan prepared by a licensed professional engineer incorporating the recommendations contained in the critical area study.	
15.	A landslide hazard area affidavit in a form approved by the City attorney, releasing the city from all liability pursuant to BMC 19.40.290.3.F. The affidavit shall be recorded with King County.	

Drainage Plans	PROVIDED
A permanent and complete stormwater control plan and drainage report prepared by a licensed professional engineer complying with the City of Burien's adopted King County Surface Water Design Manual. The plan shall include but not be limited to the following items as appropriate: curbs, gutters, inlets, catch basins, tightlines, retention and detention facilities, stabilized outfalls, and subterranean water.	

Critical Area Study General Requirements *Please note partial exemptions <u>may</u> be required to include a critical area study, depending on the scope and impacts proposed. Consult the Department of Community Development for more information.*	PROVIDED (Document name, page number, etc.)
A critical area study containing the following information:	
1. The dates, names, and qualifications of the person preparing the study and documentation of any fieldwork performed on the site.	
2. Identification and characterization of all critical areas, water bodies, and buffers adjacent to the proposed project area or potentially impacted by the proposed project.	
3. A statement specifying the accuracy of the study, and assumptions used in the study.	
4. A determination of the degree of hazard and risk from the proposal both on the site and on surrounding properties.	
5. An assessment of the probable cumulative impacts including past, present, and reasonably foreseeable future actions to critical areas, their buffers and other properties resulting from the proposal.	
6. A description of reasonable efforts made to apply mitigation sequencing to avoid, minimize, and mitigate impacts to critical areas.	
7. When impacts are unavoidable, plans for adequate mitigation to offset any impacts.	
8. Recommendations for maintenance, short-term and long-term monitoring, contingency plans and bonding measures.	
9. A written statement from the expert(s) that prepared the critical area study, that he/she has reviewed the project plans and specifications, and that his/her recommendations and design criteria have been fully incorporated into the project documents.	
10. Any other technical information required by the Director.	

Geologically Hazardous Area Critical Area Study Specific Requirements	PROVIDED (Document name, page number, etc.)
1. An analysis of how the proposed construction techniques and designs minimize disruption of existing topography and existing vegetation, including:	
a. An analysis explaining why the construction season should or should not be limited.	
b. An analysis of the type of foundation that should be used.	
c. An analysis of whether excavations should be dug by hand or hand-held machinery.	
d. An analysis of how impervious surface is minimized.	
e. An analysis of whether under-structured parking and multi-level structures are feasible.	
2. A description of how the face of cuts and fills are adequately prepared and maintained to control erosion and instability.	
3. A description of how bluffs will be adequately protected against surface erosion.	
4. An analysis of how the proposal will be located and designed to minimize slope disturbance, minimize	

removal of vegetation, and retain open space.	
5. An analysis of how proposed vehicular access will be in the least sensitive area of the site.	
6. An analysis of why the proposed development will not pose an unreasonable threat to public health, safety or welfare on or off the development proposal site.	
7. An analysis of how the proposed development will be consistent with the general purposes of the Critical Area Chapter and the public interest.	
8. An analysis of why there is no feasible alternative that would have less impact on the critical area.	
9. Any other technical information required by the Director.	

Alteration of Geologically Hazardous Buffers *For a proposal with a buffer of 0' TO 25' include the following additional information in the critical area study:*	PROVIDED (Document name, page number, etc.)
1. An analysis of how the proposal will maintain long-term stability of the landslide hazard area.	
2. Any appropriate mitigating measures needed to mitigate impacts of the buffer reduction.	
3. An assessment of any increased risk that could result from the buffer reduction.	

Missing Submittal Requirements: *For any submittal requirements that were not provided, please include rationale for the missing component.*