



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

Northwest Regional Office • 3190 160th Avenue SE • Bellevue, Washington 98008-5452 • (425) 649-7000

April 7, 2006

**REGISTERED MAIL**  
**RB 670 437 593 US**

Quadrant Corporation  
Attn: Pete Lymberis  
P.O. Box 130  
Bellevue, WA 98009

Dear Mr. Lymberis:

**RE: Administrative Order No. 3226: Administrative Order for placement of fill in 0.78 acre of isolated wetlands** as part of a residential development for Snoqualmie Ridge II on Snoqualmie Parkway, town of Snoqualmie, in King County, Washington.  
U.S. Army Corps of Engineers (Corps) Reference #200200109

The request for an administrative order for proposed work in isolated wetlands for construction of a residential development in Snoqualmie Ridge II on Snoqualmie Parkway, City of Snoqualmie, has been reviewed. The State of Washington has determined that the proposed work, as condition by the enclosed Order, will comply with applicable provisions of Chapter 90.48 RCW and other appropriate requirements of State law. The Order does not authorize placement of fill in wetlands determined to be regulated by the Corps under NWP #12, 14, and 39 (Corps Reference #200200109).

This approval is subject to the conditions contained in the enclosed Order. If you have any questions, please contact Erik Stockdale at (425) 649-7061 or (425) 649-7000. The enclosed Order may be appealed by following the procedures described in the Order.

Sincerely,

Geoff Tallent  
Section Manager  
Shorelands and Environmental Assistance Program

cc: Jonathan Smith, U.S. Army Corps of Engineers  
Nancy Tucker, City of Snoqualmie Planning Department  
Chris Wright, Raedeke Associates, Inc.  
Dyanne Sheldon, Sheldon & Associates, Inc.  
Erik Stockdale, Ecology  
Rebekah Padgett, Ecology  
Penny Keys, Ecology  
Loree' Randall, Ecology



**IN THE MATTER OF THE REQUEST BY )  
QUADRANT CORPORATION )  
FOR AN ADMINISTRATIVE ORDER TO ) ORDER NO. 3226  
CONDUCT WORK IN ISOLATED WETLANDS )**

To: Quadrant Corporation  
Attn: Pete Lymberis  
P.O. Box 130  
Bellevue, WA 98009

This is an Administrative Order requiring Quadrant Corporation to comply with Chapter 90.48 RCW and the rules and regulations of the Department of Ecology (Ecology) by taking certain actions which are described below. RCW 90.48.120(1) authorizes Ecology to issue Administrative Orders requiring compliance whenever it determines that a person has violated or creates a substantial potential to violate any provision of Chapter 90.48 RCW. This Order does not authorize Quadrant Corporation to place fill in wetlands that are under U.S. Army Corps of Engineers jurisdiction (Corps Reference #200200109).

In February 2006, Quadrant Corporation submitted a request to Ecology to impact 0.78 acre of isolated wetlands to enable construction of a residential development as part of Snoqualmie Ridge II, off Snoqualmie Parkway in the City of Snoqualmie, in King County, Washington.

In view of the foregoing and in accordance with RCW 90.48.120(1):

IT IS ORDERED that Quadrant Corporation shall comply with the following:

1. Wetland compensatory mitigation and monitoring for the wetland fill shall be performed as described in the Wetland Mitigation Plan, Snoqualmie Ridge II, dated May 26, 2005, and the Mitigation Plan drawings, as revised February 10, 2006, both by Raedeke Associates, Inc., except as modified in this Order.
  - a) Timing: The wetland mitigation plan shall be implemented concurrently with the site construction for the development, or within the first year following the site construction.
  - b) Construction Monitoring: The wetland mitigation grading activity and plant installation shall be monitored during construction by a qualified wetland ecologist, as specified in the Construction Monitoring section on the Mitigation Plan drawings by Raedeke Associates, Inc., as revised February 10, 2006, to ensure proper elevations are achieved and plants are appropriately placed.
  - c) Performance Standards: The performance of the wetland mitigation shall be measured by the standards listed under the Performance Standards section of the Mitigation Plan drawings by Raedeke Associates, Inc., as revised February 10, 2006.

- d) Monitoring: Monitoring to ensure that the project performance standards are met shall be performed as specified in the Compliance Monitoring and Long-Term Monitoring sections of the Mitigation Plan drawings by Raedeke Associates, Inc., as revised February 10, 2006. **Copies of all monitoring reports shall be submitted to Wetland Specialist, Shorelands and Environmental Assistance Program, 3190 – 160<sup>th</sup> Avenue SE, Bellevue, WA, 98008-5452**, identified with Order No. 3226 and also submitted to Snohomish County.
- e) Maintenance: The Applicant is responsible for maintenance of the wetland mitigation sites such that the required performance standards are met. Maintenance shall be performed as listed under the Maintenance section of the General Conditions on the Mitigation Plan drawings by Raedeke Associates, Inc., as revised February 10, 2006.
- f) Contingency Plan: The Applicant shall be responsible for preparing a contingency plan if performance standards and plan objectives have not been met. A contingency plan may include the items described under the Contingency Plan section on the Mitigation Plan drawings by Raedeke Associates, Inc., as revised February 10, 2006.
- g) An "as-built" report and drawing documenting the final design of the mitigation area shall be prepared when the mitigation plan has been implemented. The "as-built" documents shall include the following:
- Vicinity map showing site access;
  - Final site topography;
  - Drawings that clearly identify the boundaries of the mitigation areas;
  - The installed planting scheme showing quantities, densities, sizes, and approximate locations of plants, as well as plant sources and the time of planting;
  - Photographs of the area taken from permanent reference points;
  - Locations of photopoints, sampling and monitoring sites; and
  - An analysis of any changes to the mitigation plan that occurred during construction.

A copy of the "as-built" report and drawing shall be sent to Wetland Specialist, Shorelands and Environmental Assistance Program, 3190 160<sup>th</sup> Avenue SE, Bellevue, Washington 98008-5452 within 90 days of completing mitigation construction and planting.

2. Quadrant Corporation shall provide access to the project site upon request by Ecology.

3. This Order does not exempt and is provisional upon compliance with other statutes and codes administered by federal, state, and local agencies.
4. Copies of this Order shall be kept on the job site and readily available for reference by Ecology personnel, the construction superintendent, construction managers and foremen, and state and local government inspectors.
5. Nothing in this Order waives Ecology's authority to issue additional orders if Ecology determines further actions are necessary to implement the water quality laws of the state. Further, Ecology retains continuing jurisdiction to make modifications hereto through supplemental order, if additional impacts due to project construction or operation are identified (*e.g.*, violations of water quality standards, downstream erosion, etc.), or if additional conditions are necessary to further protect the public interest.

Failure to comply with this Order may result in the issuance of civil penalties or other actions, whether administrative or judicial, to enforce the terms of this Order.

You have the right to appeal this Order to the Pollution Control Hearings Board. Pursuant to chapter 43.21B RCW, your appeal must be filed with the Pollution Control Hearings Board, and served on the Department of Ecology within thirty (30) days of the date of your receipt of this document.

To appeal this Order, your notice of appeal must contain a copy of the Ecology Order you are appealing.

Your appeal must be filed with:

The Pollution Control Hearings Board  
4224 - 6th Avenue SE, Rowe Six, Bldg. 2  
P.O. Box 40903  
Lacey, Washington 98504-0903

Your appeal must also be served on:

The Department of Ecology  
Appeals Coordinator  
P.O. Box 47608  
Olympia, Washington 98504-7608.

In addition, please send a copy of your appeal to:

Federal Permit Appeals Coordinator  
Department of Ecology  
P.O. Box 47600  
Olympia, Washington 98504-7600

*For additional information: Environmental Hearings Office Website: <http://www.eho.wa.gov>*

Your appeal alone will not stay the effectiveness of this Order. Stay requests must be submitted in accordance with RCW 43.21B.320. These procedures are consistent with Ch. 43.21B RCW.

DATED: April 7, 2006 at Bellevue, Washington.



Geoff Tallent  
Section Manager  
Shorelands and Environmental Assistance Program