



J. S. Jones and Associates, Inc.

Impact Analysis

of

Peter Zimbelman (Applicant)

*14325 200th Ave. S.E.
Renton, Washington 98059*

King County Code Enforcement No. ENFR17-0325

*Tax Parcel Number: 172306-9043
Section 17, Township 23 N, Range 6 E*

Prepared for:

Pete Zimbelman

74408 Angles Camp Road

Palm City CA, 92260

442-227-4666

peterzimbelman@hotmail.com

Dated:

February 19, 2022

Prepared by:

Jeffery S. Jones, Wetland Scientist

jeff.jsjones@comcast.net

1.0 Project Description

The project is to restore the impacted wetland and aquatic buffer to the prior condition. The unpermitted activities identified by code enforcement staff in the June 5, 2017 letter include “clearing and/or grading and placement of a structure without the required permits, inspections, and approvals, within environmentally critical areas and/or their buffers”. The applicant cleared and graded 1,362 square feet of lawn, installed approximately 12 cubic yards of beach sand, and a small shed, referred to as a Tiki Hut, in wetland and aquatic buffer. The remainder of the property was not altered or impacted.

The applicant, Peter Zimbelman, is the prior property owner. The current owners and residents are Alexa and Alex Hancock.

2.0 Parcel Identification No. & Abbreviated Legal Descriptions

The tax parcel number is 172306-9043. The subject study area is located in Southwest quarter of Section 17, Township 23 North, Range 6 East, of the Willamette Meridian.

The subject property has an abbreviated legal description as follows:

BAAP ON S LN OF SW 1/4 OF SW 1/4 150 FT W OF SE COR TH N 101 FT TH W 175 FT TH SWLY TAP ON SH LN 70 FT NWLY OF NXN WITH SD S LN MEAS ALG SD SH LN TH SELY TO SD S LN TH E TO BEG LESS C/M RGTS

3.0 Impact Analysis

The proposal is to restore the impacted area to the prior condition. There are no permanent or future impacts for this project. The only impact is a temporary disturbance for implementation of restoration activities.

The applicant, who is the prior property owner, removed lawn, installed a sand beach, and placed a tiki hut (small shed), in wetland and critical area buffer. The impact area is 1,362 square feet, as identified on the most recent aerial photo and by survey. The estimated fill of beach sand is approximately 12 cubic yards.

The proposed restoration includes the following actions:

1. Install temporary erosion control fencing on the lower three sides of the restoration area
 2. Remove all beach sand
 3. Remove the shed from all critical areas and their buffers
 4. Decompact the soil surface
 5. Amend existing soil in-place with 7.4 cubic yards of topsoil
 6. Seed all bare soil with grass seed mix specified on the Restoration Plan
 7. Submit As-Built drawing, photos, and cover letter to King County DPER
 8. Once grass is fully established, remove the temporary erosion control fencing
 9. Mow established grass to the water edge
 10. Prepare an annual monitoring report at the end of the first growing season, between October 15-November 21.
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King County Mitigation Tables

Impacts - Permanent	SF Within 10% Disturbance Area	SF Outside of 10% Disturbance Area	Wetland Buffer SF	Outside of the Wetl. Buffer SF
	0	0	0	0
Total Permanent Impact	0	0	0	0

Impacts - Temporary	SF Within 10% Disturbance Area	SF Outside of 10% Disturbance Area	Aquatic/Wetland Buffer SF	Outside of the Wetl. Buffer SF
Buffer Enhancement Disturbance	0	0	1,362	0
Total	0	0	1,362	0

Impacts - Future	SF Within 10% Disturbance Area	SF Outside of 10% Disturbance Area	Wetland Buffer SF	Outside of the Wetl. Buffer SF
	0	0	0	0
Total	0	0	0	0