

**King County****Permitting Division**

Department of Local Services

35030 SE Douglas St., Ste. 210

Snoqualmie, WA 98065-9266

206-296-6600 TTY Relay: 711

www.kingcounty.gov

July 29, 2019

R. Oisin Enfield

22850 Northeast 8th Street, #318

Sammamish, Washington 98074

RE: Critical Areas Designation CADS18-0004 (REVISED), Parcels 727310-0161 & -0160
Status: Complete

Dear Mr. Enfield:

Your property was recently reviewed for a Critical Areas Designation. Our review consisted of a site visit and an in-office review of existing background data. The result of our study is that we have determined that your parcel is host to the critical areas discussed separately below. Specific impacts to development on your parcel are also discussed.

The determinations reported in this letter as to the existence, location, and classification of critical areas and critical area buffers are effective for five years from the date of this letter if there has been no change in site conditions. The Department of Local Services, Permitting Division (Permitting) shall rely on these determinations of the existence, location and classification of critical areas and critical area buffers in its review of complete applications for permits or approvals filed for the subject development site or parcel within five years after the letter is issued. If you do not plan to develop your property soon after receiving this letter, it may be in your interest to contact us to see if any of the conclusions in this letter have changed or are no longer valid.

Critical Aquifer Recharge Area (21A.24.311 to 21A.24.316)

Your parcels are within a Category I Critical Aquifer Recharge Area (CARA). However, because both of your parcels are greater than one acre in size, no restrictions apply for normal residential development.

Wetlands (21A.24.318 to 21A.24.345)

Your parcels contain a Category II wetland. The buffer width for this category of wetland (which on an undeveloped lot is to remain unaltered native vegetation) is 110 feet. Structures must honor an additional 15-foot building setback beyond the buffer. Within a currently undeveloped buffer, no development of any kind is usually allowed, including clearing, grading, or any other alteration of the existing vegetation. Within legally developed buffers, maintenance of existing structures and landscaping is allowed as well as limited expansions of some structures.

In your particular case, the wetland was described in a report (dated July 12, 2018) by *Altmann Oliver Associates LLC*. This report only addressed a portion of parcel 727310-0161. *Altmann Oliver Associates LLC* subsequently submitted a revised map (dated May 7, 2019) and additional data forms that described their delineation over both parcels. The wetland features a habitat score of 20 points. Category II Wetlands with habitat scores of 20 points that are located outside of the Urban Growth Area are assigned 110-foot buffers if moderate impact projects are proposed.

There is an unmapped floodplain (21A.24.230) associated with this wetland. The elevation change between the boundary of the wetland and the proposed development site is less than 10 feet based upon iMap. A minor flood study may be required to demonstrate the proposed development is not located within the flood hazard area.

Aquatic Areas (21A.24.355 to 21A.24.380)

Your parcels contains a Type F aquatic area. The standard buffer width for this type of aquatic area (which on an undeveloped lot is to remain unaltered native vegetation) is 165 feet. Structures must honor an additional 15-foot building setback beyond the buffer. Within a currently undeveloped buffer, no development of any kind is usually allowed, including clearing, grading, or any other alteration of the existing vegetation. Within legally developed buffers, maintenance of existing structures and landscaping is allowed as well as limited expansions of some structures.

In your particular case, the Type F aquatic area was described in the report (dated July 12, 2018) by Altmann Oliver Associates, LLC. The aquatic area is a stream that flows eastward across your parcels. Type F aquatic areas that are located outside of the Urban Growth Area are assigned 165-foot buffers. The buffers are not shown on the attached site map because wetlands and their buffers are more extensive.

There is an unmapped flood plain (21A.24.230) associated with this aquatic area. The elevation change between the ordinary high water mark of the aquatic area and the proposed development site is less than 10 feet based upon iMap. A minor flood study may be required to demonstrate the proposed development is not located within the flood hazard area.

Water Service

New development in the rural area must be served by Group A water systems, Group B water systems or individual private wells as provided for in King County Code (KCC) 13.24.138. If potable water is required for development, a Certificate of Water Availability or approval of an alternative water source consistent with the priority order provided in KCC 13.24.138 will be required under KCC 21A.21A.28.040. Attached is a flow chart summarizing water service requirements and links to additional information. Read the chart by starting in the upper left corner, "Unincorporated King County, Property Location". It appears this property is in the City of Redmond water service area, which should be confirmed by the applicant. It is the applicant's responsibility to verify water availability, in priority order, preceding submittal of an application. If you have questions about these requirements please contact Permit Review Coordinator at the Permitting Division.

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Closure

When you are applying to the Health Department for septic system design approval or water well site approval, please include a copy of this letter and any attachments with your application to them. Similarly, a copy should be included with any building permit application. This critical area determination is not based on a professional survey of the site. As a result, this CAD may be relied on for the type and general location of critical areas, but does not represent a confirmation of the precise boundaries of identified critical areas. Depending on the scope and type of development proposed on the site, a survey may be required with a permit application.

The purpose of this review is to determine the location and classification of critical areas on your site that might affect your proposed development activities, and is not an approval of existing or proposed development. Additional reviews, including but not limited to drainage, floodplains, clearing, grading, compliance with critical area codes, and fire flow may occur during the building permit review process.

Your site is almost entirely constrained by critical areas and their buffers. Therefore, you may need a Critical Areas Alteration Exception in order to develop the property. A pre-application meeting is the first step towards obtaining an Alteration Exception.

A clearing and grading permit would be required in order to clear land for access to a well site within critical areas prior to obtaining a building permit.

Please feel free to contact me at 206-263-6950 or CHolcomb@kingcounty.gov if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Holcomb", with a long horizontal flourish extending to the right.

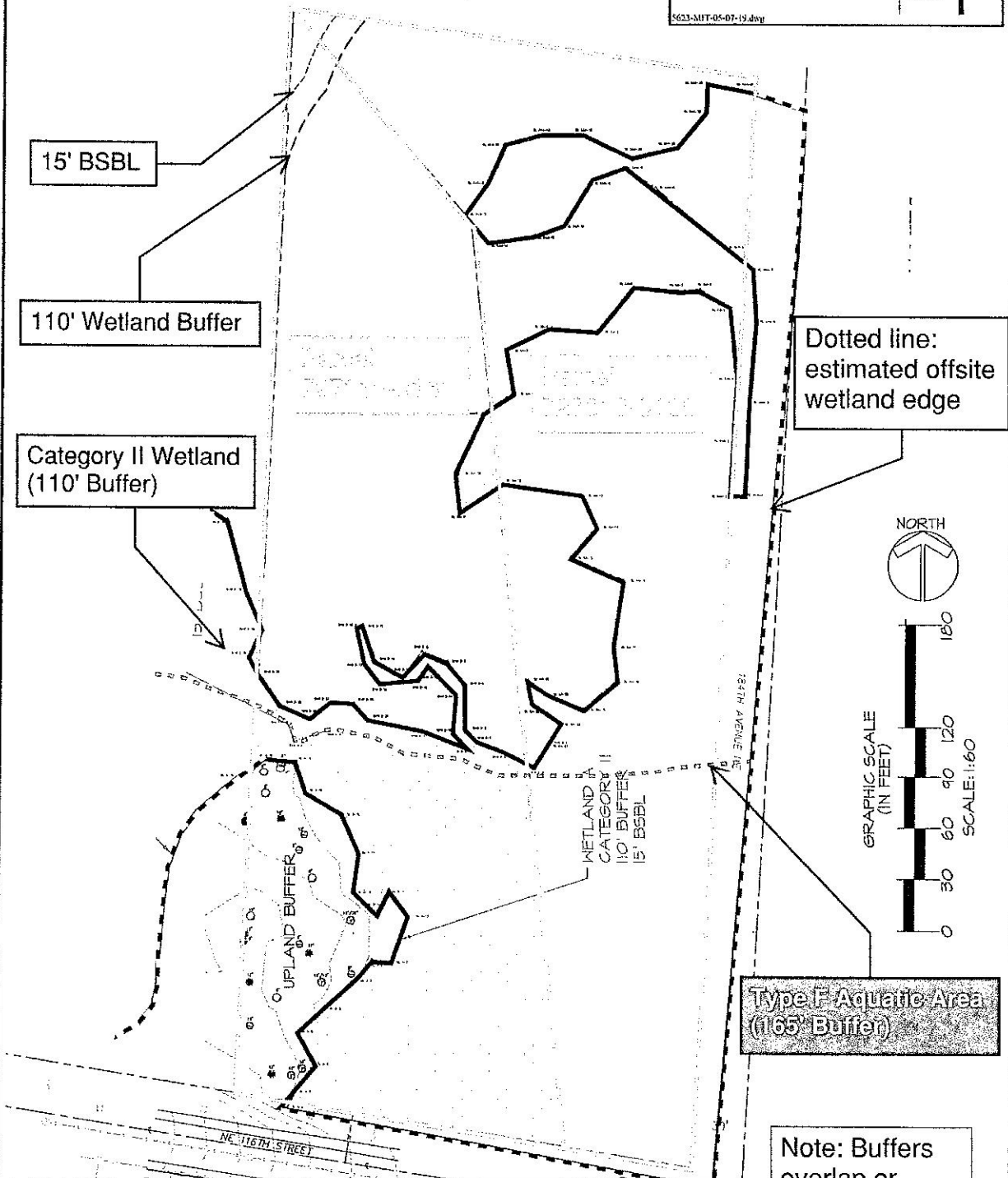
Chris Holcomb, MES
Environmental Scientist II-Ecologist

Attachments: Site Map
Water Service Requirements Flow Chart

CA-0813-0004 CRP MAP

Critical Areas located within the project:
 -Category I CAA (buras bull ponds)
 -Type F Aquatic Area
 -Category II Wetland

Altmann Oliver Associates, LLC		
1000 1st St	Corvallis, WA 97330	
Tel: (509) 333-4000 Fax: (509) 333-4001		
5623-MIT-05-07-19.dwg		Environmental Planning & Landscape Architecture



DLS, Permitting Division; Critical Areas Review

APPROVED

Chris Holcomb 07/25/2019

PLAN LEGEND

-  PROPERTY LINE
-  WETLAND BOUNDARY
-  TYPE F STREAM

NOTES

1. BASE INFORMATION PROVIDED BY ENCOMPAS ENGINEERING & SURVEYING, 165 NE JUNIPER ST. SUITE 201, ISSAQUAH, WA 98021 (425) 392-0250.

Type F Aquatic Area (165' Buffer)

Note: Buffers overlap or extend beyond the parcel. Only the most extensive onsite buffer is shown.