



**King County**  
**Department of Permitting**  
**and Environmental Review**  
35030 SE Douglas St., Ste. 210  
Snoqualmie, WA 98065-9266  
**206-296-6600** TTY Relay: 711  
www.kingcounty.gov

October 22, 2018

R. Oisin Enfield  
22850 NE 8<sup>th</sup> Street, #318  
Sammamish, Washington 98074

**RE: Critical Areas Designation CADS18-0004, Parcel 727310-0161**  
**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.

Please note that this Designation is valid only for part of the parcel, as shown on the attached site plan. Other critical areas not discussed here may be present on your property outside the area of this review.

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 Permitting and Environmental Review 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letter, it may be in your interest to contact us to see if any of the conclusions in this letter have changed or are no longer valid.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 parcel is within a Category I Critical Aquifer Recharge Area (CARA). However, because your site is greater than one acre in size, no restrictions apply for normal residential development.

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

Your parcel contains 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*. The wetland appears to extend east and west of the parcel. An earlier critical areas designation, L05SA435, also informed this permit as it described areas beyond the evaluation area and beyond the parcel. During the site visit, the wetland edge located outside of the evaluation area was consistent with the site map in L05SA435. Still, the wetland edges located outside of the evaluation area are considered estimated on the attached site map since they were not recently delineated.

There is an unmapped flood plain (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 parcel 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 a report (dated July 12, 2018) by *Altmann Oliver Associates, LLC*. This stream flows eastward across the parcel.

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.

#### **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. For the site plan attached to this letter, note that the critical areas have not been surveyed. Therefore, their location

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is not precise and a detailed survey may be required in the future depending upon the nature of your development proposal.

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, floodplain, clearing, grading, compliance with critical area codes, and fire flow may occur during the building permit review process.

This property was created by testamentary provisions or the laws of descent, which create legal lots. The legal lot designation, by itself, is not determinative that these are buildable lots. Lots created through this process, at a minimum, must conform to the zoning standards for the zone in which they are located to be buildable. This includes, but is not limited to, meeting minimum lot area and dimensional standards.

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 [Chris.Holcomb@kingcounty.gov](mailto:Chris.Holcomb@kingcounty.gov) if you have any questions.

Sincerely,



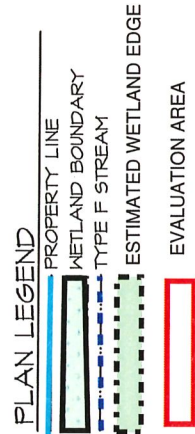
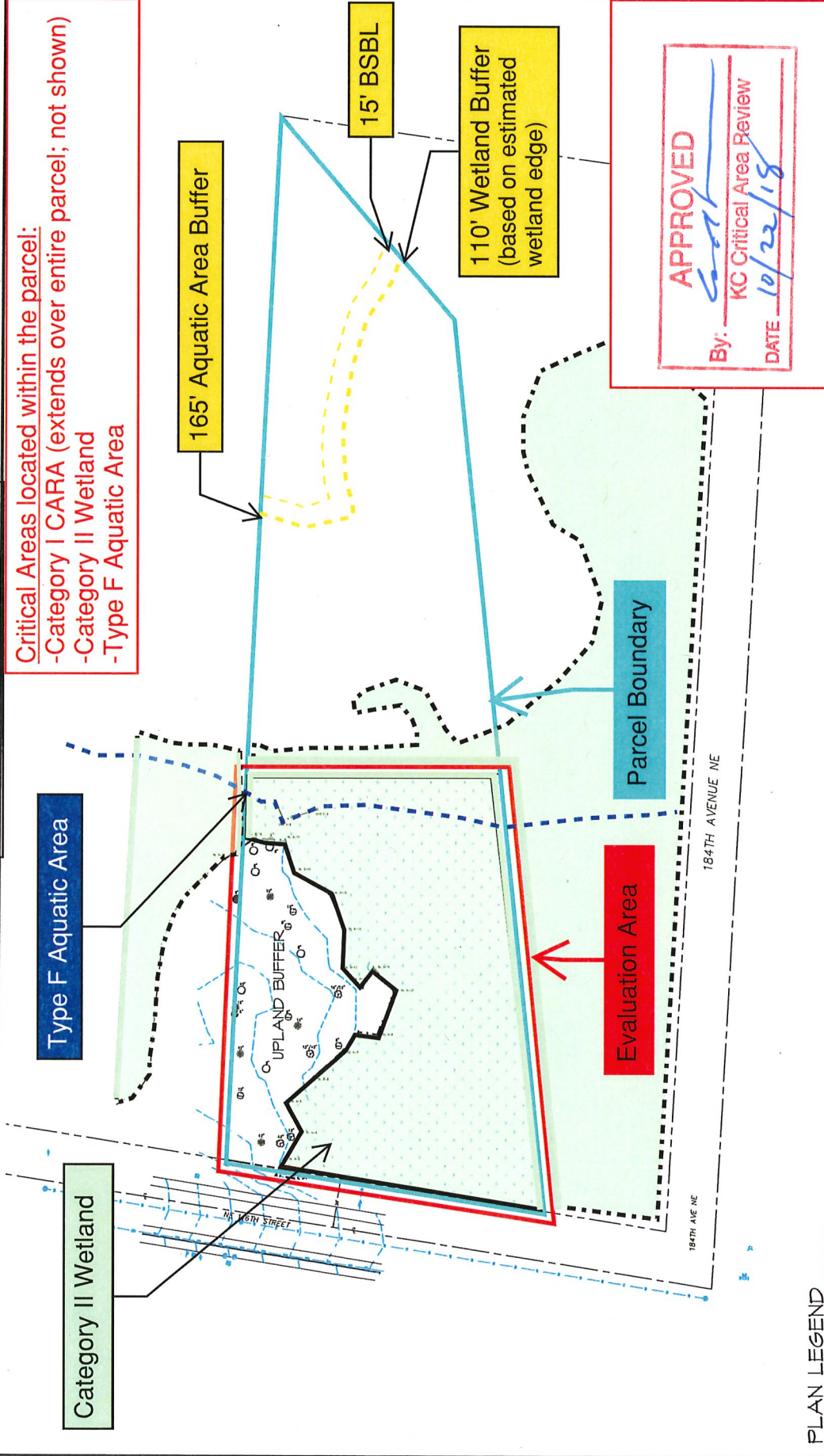
Chris Holcomb, Environmental Scientist II-Ecologist

Attachment: Site Map



# CADS18-0004

**Critical Areas located within the parcel:**  
 -Category I CARA (extends over entire parcel; not shown)  
 -Category II Wetland  
 -Type F Aquatic Area



**APPROVED**  
 By: *[Signature]*  
 KC Critical Area Review  
 DATE: 10/22/18

## NOTES

1. BASE INFORMATION PROVIDED BY ENCOMPAS ENGINEERING & SURVEYING, 165 NE JUNIPER ST. SUITE 201, ISSAQUAH, WA 98027 (425) 392-0250. ENTIRE CAD AREA IS ENCUMBERED BY BUFFER.
- 2.