



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

August 2nd, 2021

Amanda Vassallo

3521 193rd St. SE, Unit F

Bothell, WA 98012

RE: Critical Areas Designation CADS20-0410, Parcel 252308-9092

Status: Complete

Dear Ms. Vassallo,

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letter, it may be in your interest to contact us to see if any of the conclusions in this letter have changed or are no longer valid.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

Erosion Hazard Area (21A24.220)

Erosion Hazard Areas are those areas that are underlain by soils that may be conducive to severe erosion when exposed. For typical single-family residence construction projects, the presence of an erosion hazard poses little impact to development proposals. There is no buffer or building setback required, and there is no impact to the proposed locations of structures, water wells, on-site septic

systems, or new pavement. There may be some extra attention given to controlling storm water runoff and erosion during construction and to seasonal clearing restrictions, but this would be considered during building permit review. However, for projects that would propose clearing more than 7,000 square feet of land you should confirm compliance with Chapters 9.04 and 16.82 of the King County Code. For projects that propose clearing more than 15,000 square feet of land, you should confirm compliance with KCC 21A.24.220.

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

Your parcel contains a Category III wetland. The buffer width for this 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.

Per the wetland delineation report prepared by Mark Rigos (Dec. 2020) one wetland is located in the northwest corner of the parcel. The buffer width of Category III wetlands located outside of the urban growth area with moderate land-use and a habitat score of 7 is 110 feet.

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

Your parcel contains a Type N aquatic area. The standard buffer width for this type of aquatic area (which on an undeveloped lot is to remain unaltered native vegetation) is 65 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.

Per the wetland delineation report prepared by Mark Rigos (Dec. 2020) one Type N Aquatic Area is located in the western third of the parcel. The buffer width of a Type N Aquatic Area located outside of the urban growth area is 65 feet.

There is an unmapped flood plain (21A.24.230) associated with this aquatic area. If the elevation change between the ordinary high water mark of the aquatic area and the proposed development site is less than 10 feet. 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 not in a 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.

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. If additional critical areas that are not reflected in the CAD become known during permit review, the development would still need to comply with applicable critical areas regulations.

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

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.

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Please feel free to contact me at 206-477-6580 or jpursley@kingcounty.gov if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Joseph R. Pursley". The signature is written in a cursive style with a blue ink color.

Joseph R. Pursley, Environmental Scientist II-Ecologist

Attachments: Site Map
Water Service Requirements Flow Chart

CADS20-0410

Critical Areas Located Within Parcel:

- Category III Wetland (110' Buffer)
- Type N Aquatic Area (65' Buffer)
- Category II CARA (Entire Parcel)
- Erosion Hazard (Not Shown)

Category III Wetland

Critical Area Buffer

15' BSBL

Critical Area Buffer

15' BSBL

Type N Aquatic Area



King County
Department of Local Services - Permitting Division
Critical Areas Review
APPROVED

By: *Joseph R. Pursley* Date: **08/02/2021**
Joseph R. Pursley, Environmental Scientist II

King County, EagleView Technologies, Inc.

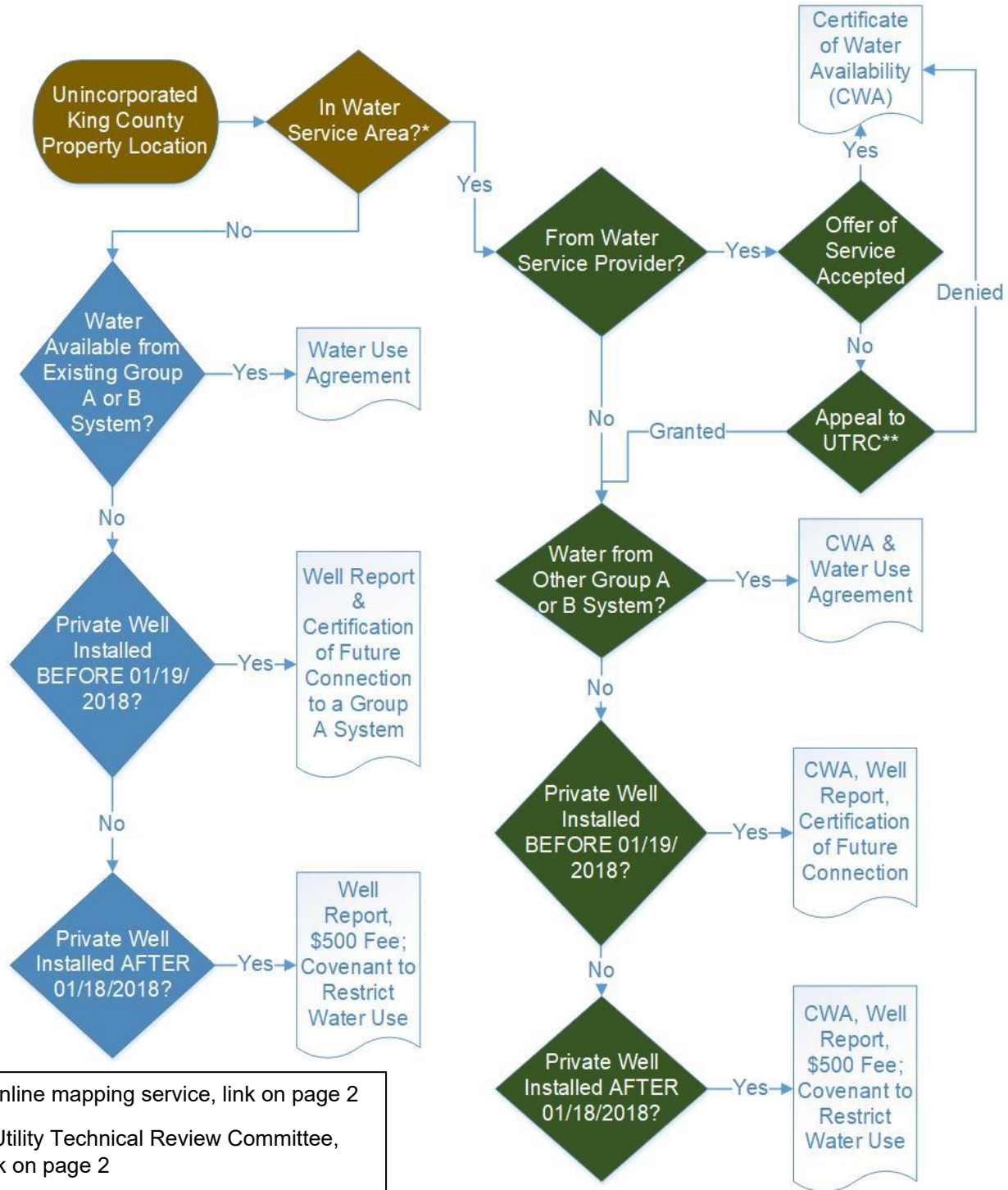
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Date: 7/23/2021

Notes: Not to scale - not surveyed



Water Service Requirements



*Online mapping service, link on page 2
 **Utility Technical Review Committee, link on page 2

Water Service Requirements, continued

Water Service Area Provider Notes:

If the water service area provider is not willing or able to provide a Certificate of Water Availability (CWA) that indicates water is not presently available at a property, a letter or email to that effect from the water service area provider will be sufficient in lieu of the CWA.

If the water service area provider is not willing to sign the Certification of Future Water Connection, an email or letter to that effect from the water service area provider will be sufficient and the applicant can record the certification with the email or letter as an attachment, in lieu of the water district signature.

The certification of future connection for properties not located in a water service area need only to be signed by the owner.

If you feel the offer of water availability from the water service provider is not timely and/or reasonable, you can appeal their determination of water availability to the Utility Technical Review Committee (UTRC), King County Department of Natural Resources and Parks. The link to their appeal procedures and application requirements are included below.

Resources:

Parcel Located in King County, [Check Jurisdiction and Zoning](#)

* Interactive [Water Service Area Maps](#)

[Water Availability; Certificate of Availability](#)

Dept. of Ecology, [Well Construction & Licensing](#) and [Well Notice of Intent](#)

Water Connection; [Certification of Future Water Connection](#)

Water Connection; [Certification of Future Water Connection to a Group A System](#)

Water Usage, Recording Document; [Covenant Form](#)

[Groundwater Maps and Reports](#)

Public Health, [Private Wells, Plumbing, Gas Piping and Onsite-Sewage Systems](#)

** Utility Technical Review Committee (UTRC) - [Water Service Appeal Procedures and Forms](#)