



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

July 17, 2015

Qinglun Zeng
3220-78th Place NE
Medina, WA 98039

RE: Critical Areas Designation CADS15-0133, Parcel 332407-9042
Status: Complete

Dear Qinglun Zeng:

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 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letter, it may be in your interest to contact us to see if any of the conclusions in this letter have changed or are no longer valid.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)

Portions of your parcel are 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.

CADS15-0133

July 17, 2015

Page 2 of 4

Steep Slope Hazard Area (21A.24.310)

Your parcel contains steep slopes. Steep slopes are defined as those slopes that exceed forty percent inclination (about 21 degrees) and have a vertical elevation change of at least ten feet. The buffer required between the steep slope and any proposed development (which is to remain unaltered native vegetation), without providing a geotechnical study, is generally 50 feet. Structures must maintain an additional 15-foot building setback (not shown on the site plan) beyond the buffer. Where a geotechnical study confirms that the slope is stable and that development will not create a hazard, the buffer may be reduced.

The steep slopes are roughly as shown on the attached site plan. Please note that we do not have access to data that are sufficiently accurate to locate precisely the steep slopes and determine their height. For that reason, the attached map should be thought of as an approximation only. Depending upon the nature of a future building proposal, a detailed topographic survey by a licensed surveyor may be advisable or even required.

In your case, some of the steep slopes are exceptionally steep and locally exhibit evidence of instability such as would be associated with landslide hazard areas. For this reason, a full 50-foot buffer is shown at the top of the steep slopes. Proposed developments within 65 feet of the top of the slope will be reviewed for geotechnical issues, and it is possible that a study of the site and evaluation of your development proposal by a consulting geological engineer or engineering geologist will be required.

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

Your parcel contains a Category **III** 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 (not shown on the site plan) 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, a Category **III** wetland is located in the eastern portion of the parcel. The buffer width for Category **III** wetlands located outside of the Urban Growth Area with moderate land use and greater than 20 habitat points is 110-feet.

CADS15-0133

July 17, 2015

Page 3 of 4

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 (not shown on the site plan) 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, a Type N aquatic area is located in the eastern portion of the parcel, within the wetland and across the center of the parcel to the top of slopes near the western side of the property. The buffer width for Type N aquatic areas located outside of the Urban Growth Area is 65-feet.

Erosion Hazard Area (21A24.220)

Erosion Hazard Areas are underlain by soils subject to severe erosion when disturbed. Clearing in an erosion hazard area is allowed only from April 1 to October 1, except that:

1. Clearing of up to fifteen-thousand square feet within the erosion hazard may occur at any time on a lot;
2. Clearing of noxious weeds may occur at any time; and
3. Forest practices regulated by the department are allowed at any time in accordance with a clearing and grading permit if the harvest is in conformance with chapter 76.09 RCW and Title 222 WAC.

In summary, the erosion hazard mapping poses no restriction for normal residential development activity.

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.

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

CADS15-0133
July 17, 2015
Page 4 of 4

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.

Please feel free to contact me at 206-477-4483 or Matt.Maynard@kingcounty.gov if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Maynard", with a horizontal line extending to the right.

Matt Maynard, Environmental Scientist II-Ecologist

Attachment: Site Plan



Not to Scale

Parcel 332407-9042

Critical Area Buffer

Type N Stream

Category III Wetland

Steep Slopes

Critical Area Buffer

APPROVED
By: *[Signature]*
KC Critical Area Review
DATE: 07/17/2015

