

HABITAT TECHNOLOGIES

March 11, 2024

Ms. Talina Polivoda
5203 Highland Drive SE
Auburn, Washington 98092
e-mail talinamitioglo@hotmail.com

IMPACT ANALYSIS AND COMPENSATORY MITIGATION PROGRAM Parcel 2190600095, 34830 – 28th Avenue South King County, Washington

Dear Ms. Polivoda,

As identified within the project documents, the overall intent is the development of a single-family homesite within and existing parcel of record, (**Parcel 2190600095 – project site**) consistent with the King County *Comprehensive Plan*, and character of the neighborhood, local zoning, and the provision of King County 21A.24. To achieve the guidance criteria for avoidance and minimization of potential adverse impacts to identified critical areas (in particular wetlands) more recent site planning has reduced the overall size of the single-family homesite resulting in the avoidance of any encroachments into the identified King County Category IV Wetland within the eastern portion of the project site. However, since the entire project site is identified as encumbered by wetland and associated buffer the proposed development of the single-family homesite, even with avoidance and minimization measures would require unavoidable, permanent impacts to the very outer portion of the standard wetland buffer.

Directions to the Project Site: From SR18 – exit onto Weyerhaeuser Way South. At this exit turn south onto Weyerhaeuser Way South and continue to South 349th Street. Turn west onto 349th Street and continue to 28th Avenue South. Turn north onto 28th Avenue South and continue to the project site at 34830 - 28th Avenue South (Figure 1).

CRITICAL AREAS ASSESSMENT

Onsite assessment and delineation of specific critical areas (wetlands, aquatic areas/streams, and critical fish and wildlife habitats) was completed following the methods and procedures defined in the *Corps of Engineers Wetland Delineation Manual* (1987

wetlands, streams, fisheries, wildlife – mitigation and permitting solutions
P.O. Box 1088, Puyallup, Washington 98371
253-845-5119 contact@habitattechnologies.net

A VETERAN OWNED SMALL BUSINESS COOPERATIVE

Manual) with the 2010 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (2010 Supplement); the Washington Department of Ecology *Washington State Wetland Rating System for Western Washington* (2014 update); the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030); and King County Chapter 21A.24. Onsite assessment activities were completed in 2022 and 2023, and the findings of this assessment were presented within *CRITICAL AREAS DELINEATION AND RATING REPORT (wetlands, aquatic areas, and wildlife) PARCEL 2190600095, 348XX – 28TH Avenue SE King County, Washington* dated February 23, 2023. These findings were subsequently reviewed and verified by King County Environmental Staff.

WETLANDS

Onsite assessment activities identified a single (1) onsite area that met all three of the established wetland criteria.

WETLAND	KING COUNTY CATEGORY	WDOE RATING SCORE	WDOE HABITAT SCORE	BUFFER
A	IV	15	3	50 feet

Wetland A: Wetland A was identified as an isolated “depression wetland” located in the eastern portion of the project site and extending offsite a short distance into the adjacent parcel to the north. This wetland exhibited primarily a deciduous forest plant community that included a very dense understory of salmonberry and blackberries that also included a small patches of grasses, herbs, sedges, and rushes. Wetland A was classified pursuant to the *Washington State Wetland Rating System for Western Washington* (Hruby, 2014) and identified to exhibit a total functions score of 15 points (3 habitat points). Wetland A was further identified as a King County Category IV Wetland with a 50-foot protective buffer.

AQUATIC AREAS/STREAMS

Onsite assessment activities identified that **no** area within or immediately adjacent to the project site was identified to exhibit field characteristics typically associated with an “aquatic area/stream” area.

FISH AND WILDLIFE CONSERVATION AREAS

Onsite assessment activities identified that **no** area within or immediately adjacent to the project site was identified to meet the criteria for designation as a King County “fish and wildlife conservation area.”

PROPOSED ACTIONS

As presently identified, a new single-family homesite, driveway access, and areas for associated homesite amenities (yards, landscaping) would be located within the western

portion of the projects site and outside the identified wetland. However, because of the character and location of the onsite wetland coupled with the extent of the standard 50-foot buffer the development of the proposed single-family homesite would require and unavoidable and permanent encroachment of 2,520 square feet into the outer portion of the standard buffer within the western portion of the project site. Since there is no feasible alternative to provide onsite compensatory mitigation, the proposed compensatory mitigation for the unavoidable wetland buffer encroachment would be provided through the purchase of “mitigation credits” within the King County *Mitigation Reserves Program*.

ALTERATION EXCEPTION (21a.24.070)

As presently defined, King County may approve alterations to critical areas, critical area buffers, and critical area setbacks, except for flood hazard areas, not otherwise allowed by this chapter as follows:

1. Except as otherwise provided in subsection A.2. of this section, for linear alterations, the director may approve alterations to critical areas, critical area buffers and critical area setbacks only when all of the following criteria are met:
 - a. **There is no feasible alternative to the development proposal with less adverse impact on the critical area:**

Discussion: As noted within the project documents the combination of the identified onsite wetland and the associated standard protective buffer fully overlays the project site. Site planning has followed the process of impact avoidance and impact minimization to the greatest extent practicable while still maintaining the ability to utilize the property as present zoned – residential. As a part of the overall project planning the size and character of the proposed new homesite has been reduced and moved westerly to avoid any adverse encroachments into the identified onsite wetland area. However, even with the impact avoidance and minimization procedures, an encroachment into the standard buffer of 2,520 square feet is unavoidable for the development of the single-family homesite.

Conclusion: Through project planning the project team has avoided and minimized the impacts to the onsite wetland and protective buffer to the maximum extent practicable while still allowing for the reasonable use of the parcel for a single-family homesite. Compensatory mitigation for the unavoidable buffer encroachment would be provided through the utilization of the King County *Wetland Reserves Program*.

AREA	UNAVOIDABLE BUFFER IMPACT	MITIGATION
Homesite Development Area	2,520 sqft	Wetland Reserves Program Payment

- b. The proposal minimizes the adverse impact on critical areas to the maximum extent practical;**

Discussion: As noted above, the overall size of the initially proposed single-family homesite has been reduced to eliminate direct encroachment impacts into the Category IV Wetland. However, since the project site is entirely encumbered by wetland and buffer the development of the proposed single-family homesite requires the unavoidable and permanent encroachment impact to 2,520 square feet of the outer portion of the onsite buffer area. Since there is no feasible alternative to provide onsite compensatory mitigation, compensatory mitigation for the unavoidable buffer encroachment would be provided through the utilization of the King County *Wetland Reserves Program*.

Conclusion: Through project planning, the reduction of the final size of the proposed single-family homesite has avoided an adverse encroachment into the identified onsite wetland. This homesite size reduction has avoided and minimized wetland and buffer impacts to the greatest extent practical.

- c. The approval does not require the modification of a critical area development standard established by this chapter.**

Discussion: The development of the proposed single-family homesite will not adversely impact the onsite wetland, aquatic areas, or critical wildlife habitat. As noted above, the size of the proposed homesite had been reduced to avoid and minimize project related impacts to the onsite wetland area. However, since the project site is entirely encumbered by wetland and buffer the development of the proposed single-family homesite requires the unavoidable and permanent impact to 2,520 square feet within the outer portion of the onsite buffer. Since there is no feasible alternative to provide onsite compensatory mitigation, compensatory mitigation for the unavoidable buffer encroachment would be provided through the utilization of the King County *Wetland Reserves Program*.

Conclusion: Through project planning, the reduction of the final size of the proposed single-family homesite has avoided an adverse encroachment into the identified onsite wetland. This homesite size reduction has avoided and minimized wetland and buffer impacts to the greatest extent practical.

- d. The development proposal does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest.**

Discussion: The development of the proposed single-family homesite would be consistent with King County development standards and would not pose an unreasonable threat to the public health, safety or welfare on or off the development proposal site. The proposed development of this single-family homesite is also consistent with the general purposes of this chapter and the public interest by ensuring that unavoidable buffer impacts would be fully compensated for through the utilization of the King County *Wetland Reserves Program*.

Conclusion: Through project planning, the reduction of the final size of the proposed single-family homesite has avoided an adverse encroachment into the identified onsite wetland. This homesite size reduction has avoided and minimized wetland and buffer impacts to the greatest extent practical. As presently identified the development of this single-family homesite would not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest.

e. Linear alteration.

1. **Connects to or is an alteration to a public roadway, regional light rail transit line, public trail, a utility corridor or utility facility or other public infrastructure owned or operated by a public utility; or;**

Discussion: Access to the project site (including utilities) would be provided along the western boundary by 28th Avenue South – an existing public roadway.

Conclusion: The project site (access and utilities) would connect directly to an adjacent public roadway along the western boundary.

COMPENSATORY MITIGATION

The development of a single-family homesite within the project site would avoid direct encroachments or adverse impacts to the onsite wetland area. However, since the project site is entirely encumbered by wetland and buffer the development of the proposed single-family homesite requires the unavoidable and permanent impact to 2,520 square feet within the outer portion of the onsite buffer. Since there is no feasible alternative to provide onsite compensatory mitigation, compensatory mitigation for the unavoidable buffer encroachment would be provided through the utilization of the King County *Wetland Reserves Program*.

UNAVOIDABLE BUFFER IMPACT MITIGATION

As presently identified, the development of a new single-family homesite would require an unavoidable encroachment into the wetland buffer in the western portion of the project site. The total amount of unavoidable wetland buffer impact would be **2,520 square feet**. The area of unavoidable wetland buffer encroachment was identified as mixed upland forest and a dense – primarily blackberry - shrub plant community. A small portion along the southern boundary had also been utilized as managed yard for the adjacent parcel to the south.

- **MITIGATION SEQUENCING**

1. **Avoiding the impact altogether by not taking a certain action or parts of an action;**

Discussion: As noted above, project planning for the development of a new single-family homesite has avoided and minimized potential adverse encroachments and impacts to the onsite critical areas (wetland and buffer) to the maximum extent practical. The homesite design has been changed to avoid impacts to the onsite wetland and to minimize buffer impacts as much as practical while still allowing for the reasonable use of the property pursuant to the present King County zoning, *Comprehensive Plan*, and character of the neighborhood.

Adverse encroachments into the identified wetland buffer have been avoided and minimized to the greatest extent practicable while still meeting King County public health and safety requirements.

2. **Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;**

Discussion: As noted above, the project site is entirely encumbered by Wetland A and its associated buffer. The redesign of the single-family homesite to avoid an encroachment into the onsite wetland entirely and only require a total of 2,520 square feet of associated buffer impact has avoided and minimized impacts to the maximum extent practicable.

3. **Compensating for the impact by replacing, enhancing, or providing substitute resources or environments;**

Buffers: Since there is no feasible alternative to provide onsite compensatory mitigation, compensatory mitigation for the unavoidable buffer encroachment

would be provided through the utilization of the King County *Wetland Reserves Program*. Compensatory mitigation would be provided through the purchase of “credits” within the *King County Mitigation Reserves Program* associated with the White River/Puyallup Service Area.

Credit Purchase and Transfer Timing

As discussed with the King County Manager - White River/Puyallup Service Area, the required “credits” to be purchased through the *In-Lieu Fee - Mitigation Reserves Program* would be calculated and paid immediately following the King County permitting of the proposed single-family building permit. While the funds required for credit purchase are reviewed/revised by the County quarterly, the present amounts (March 2024) defined for these funds within the White River/Puyallup Service Area is \$6.30 square feet for mitigation plus a land fee \$5.73 sqft of impact. As such, for the permanent impact of 2,520 square feet of onsite buffer area the associated fee is **estimated at \$30,315.60**.

Thank you for allowing us to assist with your project planning requirements. Please contact us with any questions or need to provide additional information.

Sincerely,



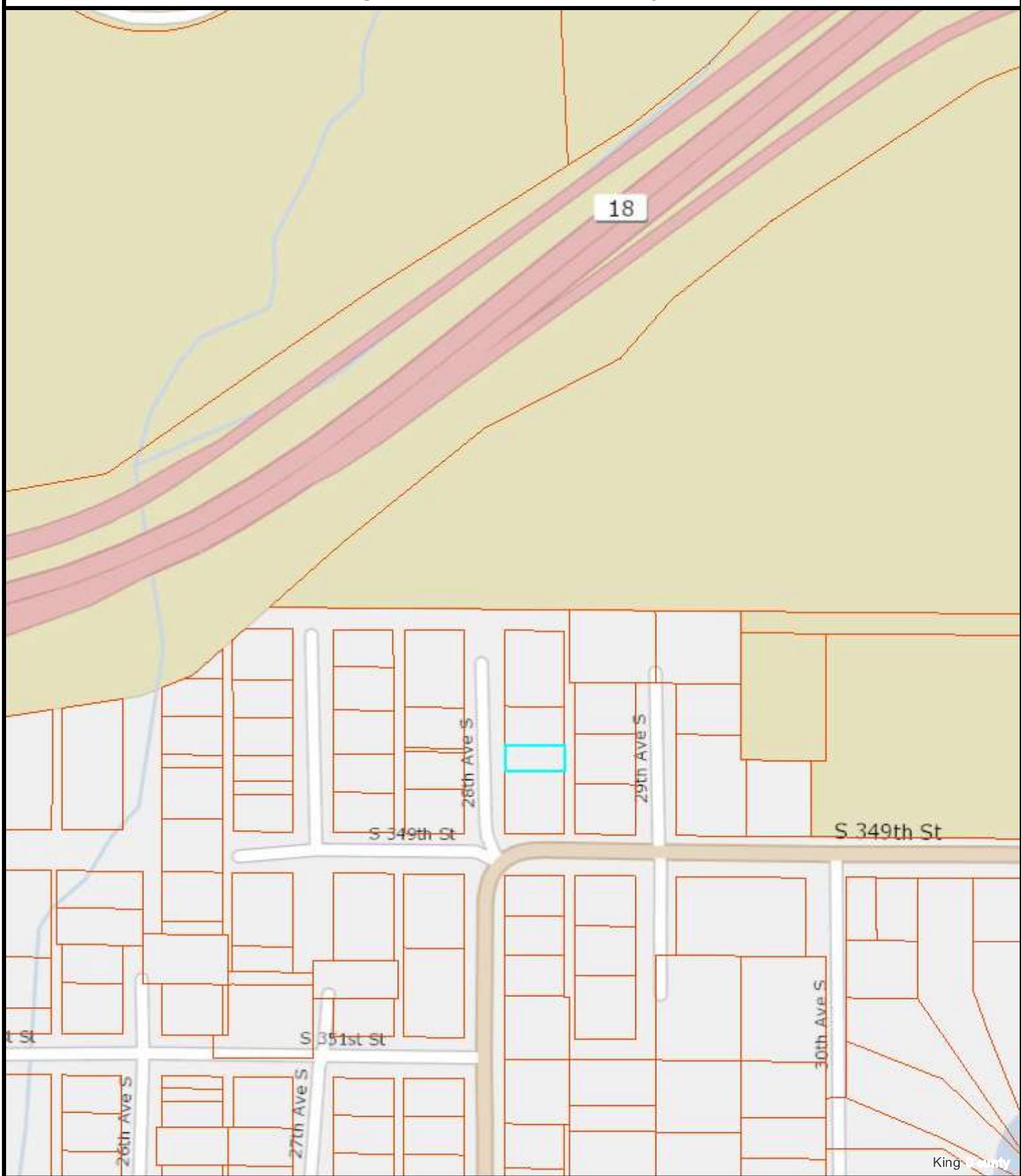
Bryan W. Peck
Senior Wetland Biologist



Thomas D. Deming, SPWS
Habitat Technologies

FIGURE

Figure 1 Site Vicinity



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Date: 7/7/2022

Notes:



King County

SITE PLAN



King County
Department of Permitting
and Environmental Review

Residential Site Plan Template

Ref: KCC 21a.12.030

Max. Impervious Surface Allowed _____

Max. Bldg. Height Allowed _____

Ref: KCC 21a.12.170

Min. Bldg. Setback From Street _____

Min. Garage Setback From Street _____

Min. Bldg. Setback From Interior _____

Permit Center validation:

- Zoning
- Site Review Not Applicable

Validated Signature _____

Login Initials _____ Date: _____

Engineering / Drainage Approval

Signature: _____

Date: _____

Critical Areas Approval

Signature: _____

Date: _____

Clearing / Grading Approval

Signature: _____

Date: _____

Fire Approval

Signature: _____

Date: _____

FLOW CONTROL BMPS

PER SMALL LOT BMP REQUIREMENTS IN APPENDIX C.1.3.1 OF THE KCSWDM,
BMPS MUST BE IMPLEMENTED, AT A MINIMUM, FOR AN IMPERVIOUS AREA EQUAL TO AT LEAST 10%
OF THE LOT FOR LOT SIZES UP TO 11,000 SF.

LOT SIZE = 5,995 SF

(THEREFORE, 599 SF MINIMUM OF IMPERVIOUS AREA REQUIRES FLOW CONTROL BMP TREATMENT)

PROJECT TO UTILIZE RESTRICTED FOOTPRINT BMP

MAXIMUM IMPERVIOUS PER ZONING (R-4) = 70% OF LOT AREA = 4,196 SF (USE 4,000 SF)

MAXIMUM IMPERVIOUS (RESTRICTED FOOTPRINT): 4,000 SF - 599 SF = 3,601 SF (60.1% LOT AREA)

PROPOSED ONSITE IMPERVIOUS = 1,817 SF (LESS THAN 3,601 SF MAX. IMPERVIOUS THRESHOLD)

APPROXIMATE LOCATION OF NEW SEWER SERVICE (SEPARATE LAKEHAVEN PERMIT)

APPROXIMATE LOCATION OF NEW SEWER SERVICE (SEPARATE LAKEHAVEN PERMIT)

EXISTING POWER POLE

R10'

PROPOSED FUTURE SEWER MAIN (SEPARATE LAKEHAVEN PERMIT)

400

PROPOSED ASPHALT DRIVEWAY APPROACH. KING COUNTY ROAD STD DETAIL 3-003

EXISTING CULVERT TO REMAIN SEE DETAIL ON SHEET 3

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