



King County
Department of Local Services
Permitting Division

RTN-LS-0300
919 SW Grady Way, Suite 300
Renton, WA 98057
206-296-6600 TTY Relay: 711
<https://kingcounty.gov/depts/local-services/permits>

April 14, 2024

Nathan Chapman
Sawtooth Land Company, LLC
Post Office Box 816
Redmond, Washington 98073

RE: Critical Areas Designation CADS24-0083, Parcel 2425069102
Status: Complete

Dear Applicant:

The King County Department of Local Services, Permitting Division (Permitting) has completed a Critical Area Designation (CAD) for King County parcel no. 2425069102, as requested in permit application no. CADS24-0083. During preparation of this CAD, we reviewed available published data and mapping, critical areas data from nearby completed permits as applicable, and documents submitted with the application including a critical areas report by *MacWhinney Environmental, LLC* dated February 11, 2023. As part of our review, we also visited the parcel to confirm the site conditions.

We conclude that each of the critical areas discussed below are currently present within the limits of the site (as defined below). These determinations as to the existence, location, and classification of critical areas are effective for five years from the date of this letter, unless there is a change in site conditions or a state or federal agency adopts critical area maps that conflict with this determination.

The determinations of this CAD are valid only for the *site*, which for the purposes of this designation refers to the limits of the parcel identified above, as shown on the attached critical areas site map. Off-site critical areas have also been identified and classified within 300 feet of the site to the maximum extent feasible, given limitations in visibility and off-site access. The area including both the site and off-site areas within 300 feet is referred to as the *evaluation area*.

Additional off-site critical areas may be present that impact future development but could not be identified within the scope of this CAD. For this reason, all information presented regarding the existence, location, and classification of off-site critical areas within the evaluation area is preliminary and provided for the applicant's reference only. Any applicable critical area standards and buffers relating to off-site critical areas within the evaluation area will be finalized at the time of critical areas review of a permit application.

If a development proposal includes alterations outside of the site as defined above, additional information such as an expanded critical areas report addressing the area within 300 feet of all proposed alterations may be required. In some cases, a new CAD which encompasses that area may also be required.

Please note that per the King County Code (KCC) Chapter 21A.24, many critical area standards and regulations, including critical area buffers, may vary depending on the specifics of the proposed land use or development. This CAD has been prepared assuming development activities typically associated with residential uses. Some critical area standards and buffer widths that may apply under residential use are discussed in this CAD. All information regarding critical area standards and regulations, including critical area buffers, should be understood to be preliminary and is provided for the applicant's reference only. A CAD does not represent a comprehensive source of all applicable critical area standards or other regulations that may apply to a development proposal. The applicant is responsible for preparing a future permit application with the correct buffer widths and other limitations of use specific to their development proposal and all applicable critical areas code. Compliance with all critical areas code and regulations including the application of appropriate buffer widths will be determined at the time of critical areas review for a future development permit.

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

Critical aquifer recharge areas (CARA) include areas with a high susceptibility to groundwater contamination as well as areas with both moderate susceptibility and local dependence on the groundwater aquifer (see KCC 21A.06.253C). Development standards within CARAs depend greatly on the category of the CARA as well as the nature of the proposed alterations.

The site is within a Category **II** Critical Aquifer Recharge Area (CARA). On sites mapped as Category I or II that are on a parcel of less than one acre, such as this site, on-site septic systems are not allowed unless:

- a. The system is approved by the Washington State Department of Health and the system either uses an up-flow media filter system or a proprietary packed-bed system or is designed to achieve approximately 80 percent total nitrogen removal for typical domestic wastewater; or
- b. The Seattle King County Department of Public Health determines that the systems required above will not function on the site.

Wildlife Habitat Conservation Area (KCC 21A.24.382, 21A.24.383, and 21A.24.388)

The King County Comprehensive Plan and critical areas code identify wildlife and wildlife habitats for State listed species, Federally listed species, and species of local importance as being valued resources in King County. Wildlife habitat conservation areas (WHCAs) are areas of habitat for species that the County is required to protect. Identification and protection of WHCAs including but not limited to active breeding sites for State listed species, Federally listed species, and species of local importance will be required for future permits and may have an impact on timing of development activity (see KCC 21A.24.382.K).

In this case, we did not identify any specific wildlife habitat within the scope of this CAD. However, for future permits, wildlife surveys and habitat protection for additional State listed species, Federally listed species, and species of local importance may be required. Changes in wildlife habitat including but not limited to the establishment or abandonment of a breeding site by a protected species would constitute a change in site conditions and may supersede the WHCA findings of this CAD.

Water Service

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.28.040. The permitting process for an alternative water source is conducted through King County Public Health or the Washington State Department of Health. Attached is a flow chart summarizing water service requirements and links to additional information.

It is the applicant's responsibility to verify water availability, in priority order, before submitting a permit application. Please note that if approval of an alternative water source requires establishment of a well, both pre-approval of the well location as well as final approval following development of the well are required by the permitting agency. Site disturbances within critical areas or buffers associated with development of a well would also require a clearing and grading permit from King County Permitting. The King County iMap website provides mapped information on water service providers: to view, navigate to the *Layer List*, select and expand the *Groundwater* tab, and then select the sublayer *Water service areas*. If you have questions about these requirements, please contact a Permit Review Coordinator at the Permitting Division.

Closure

This Critical Areas Designation has been prepared in accordance with KCC 21A.24.500 and is intended to document Permitting's determinations regarding the existence, location and classification of critical areas on the site, as defined above. It is not based on a professional survey of the site. As a result, this CAD may only be relied on for the type and general location of critical areas; it does not represent the precise boundaries of identified critical areas. Depending upon the nature of a future permit application and the characteristics of the site, a detailed topographic survey by a licensed surveyor may be advisable or even required. This document is not an approval of existing or proposed development.

Depending on the scope and type of development proposed on the site, critical area buffers and other regulations related to critical areas may vary from the discussion provided in this letter. Additional off-site critical areas may be present that affect future development but could not be identified within the scope of this CAD. Compliance with all applicable critical areas regulations will be required during critical areas review of all future permit applications. Additional data including but not limited to ecological studies, geotechnical reports, or a site survey may be required at the time of permit review. Additional reviews, including but not limited to drainage, clearing, grading, critical areas, and fire flow may occur during the permit review process.

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 permit application submitted within the Critical Area Designation's effective period.

A clearing and grading permit would be required to clear land to access a well site, create access roads, or other actions within critical areas or their buffers prior to obtaining a building permit.

CADS24-0083
April 14, 2024
Page 4 of 4

Please feel free to contact me at 206-477-3721 or cholcomb@kingcounty.gov if you have any questions regarding critical areas.

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: Critical Areas Site Map
Water Service Requirements Flow Chart

CADS24 0083 Critical Areas Site Map

Critical Areas located within the site:
-Category II Critical Aquifer Recharge Area (covers entire parcel)

Site
(entire parcel)



King County

Department of Local Services - Permitting Division

Critical Areas Review

APPROVED

By:

Date:

Chris Holcomb **04/14/2024**

Chris Holcomb, Environmental Scientist II

King County, EagleView Technologies, Inc.

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

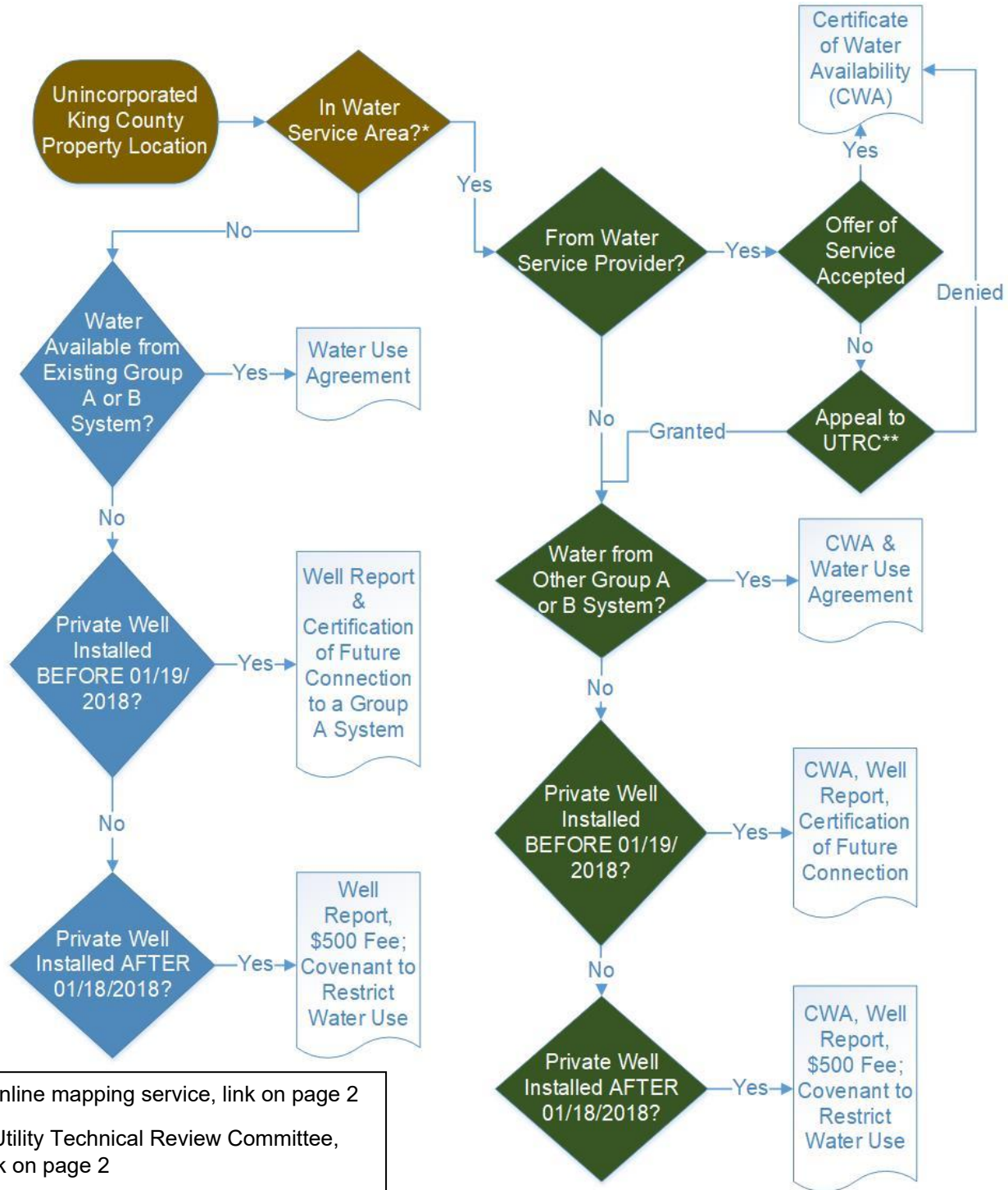
Date: 4/14/2024

Notes: map not to scale.



King County

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](#)