



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>

September 15, 2022

Russel Hamilton
2930 288th Ave NE
Redmond, WA 98053

RE: Critical Areas Designation CADS22-0216, Parcel 1925079053

Status: Complete

Dear Applicant:

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letter, it may be in your interest to contact us to see if any of the conclusions in this letter have changed or are no longer valid.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

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 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. For slopes that are less than 20 feet high, the requirements for a buffer and setback may be eliminated completely if a geotechnical study finds that the slope is stable and that the development will not adversely affect (or be affected by) the slope.

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, steep slope with roughly 20 to 30 feet in vertical rise is located along the western edge of the site. The existing driveway intersects this slope, and it also appears the slope was historically graded/ altered during construction of 288th Ave NE. A 50-foot buffer and 15-foot building setback are shown for the steep slope hazard area on the attached critical areas site map. Depending on the specifics of the proposed development, the standard 50-foot buffer may be modified by Permitting geological staff at the time of building permit review, based upon review of the slope conditions and stability assessment presented in a geotechnical study.

Note that per the King County Surface Water Design Manual, some drainage BMPs may be unallowable or require additional geotechnical study within 200 feet of the steep slope and other geological hazard areas, or on slopes over 15% inclination.

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 21A24.220.

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 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 August 2, 2022) by *MacWhinney Environmental Consulting, LLC*. *MacWhinney Environmental Consulting LLC* provided a supplemental memorandum (dated August 14, 2022) that resulted in the conclusion that the wetland has 6 habitat points instead of the 5 habitat points that the original report determined. Category III wetlands with habitat scores of 6 points are assigned 110-foot buffers if moderate impact projects are proposed.

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

CADS22-0216
September 15, 2022
Page 4 of 4

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 Chris Holcomb at cholcomb@kingcounty.gov if you have any questions regarding ecological critical areas or Brayden Pittsenbarger at bpittsenbarger@kingcounty.gov if you have any questions regarding geological critical areas.

Sincerely,



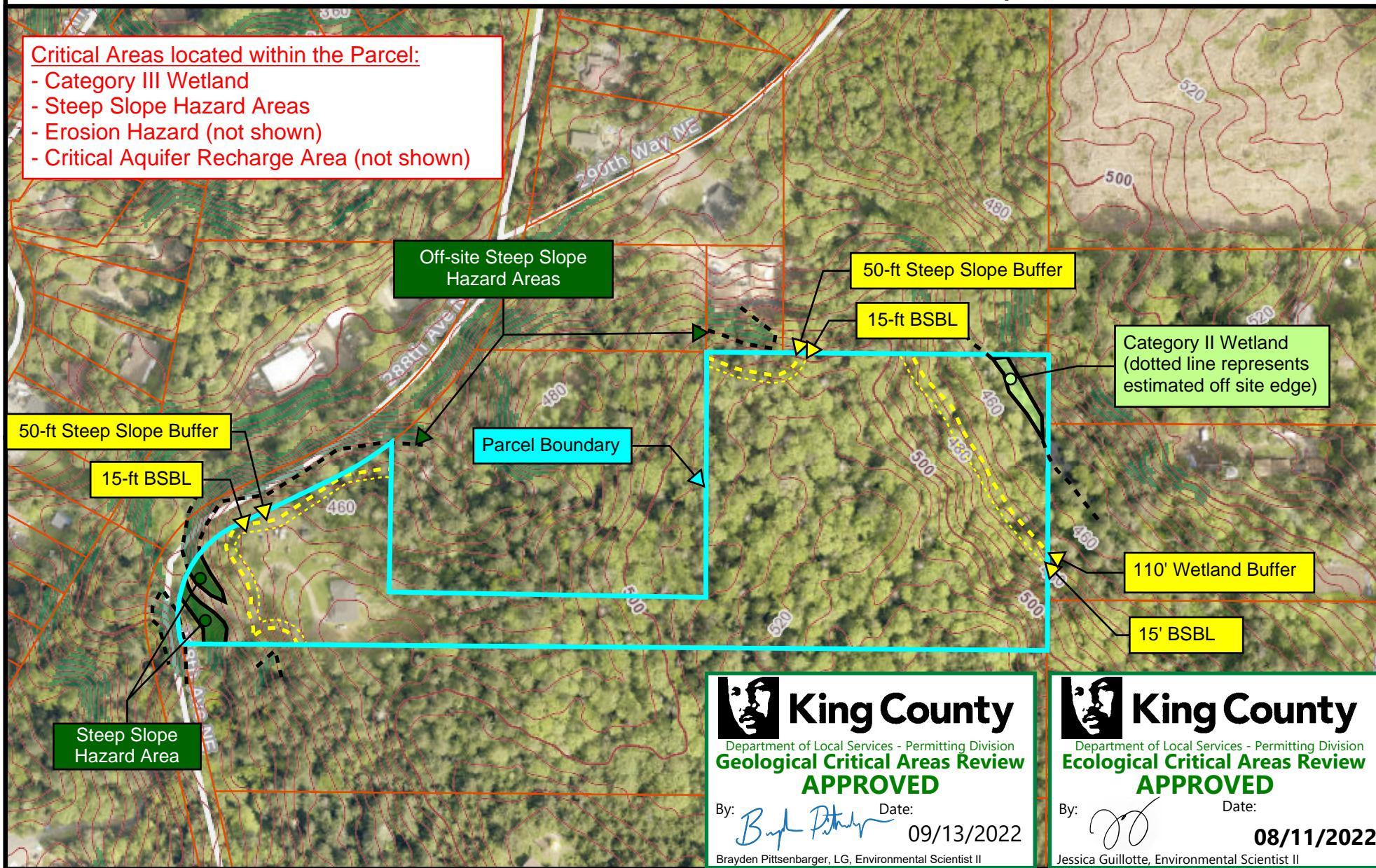
Chris Holcomb, MES
Environmental Scientist II-Ecologist



Brayden Pittsenbarger, LG
Environmental Scientist II-Geologist

Attachments: Critical Areas Site Map
Water Service Requirements Flow Chart

CADS22-0216 Critical Areas Site Map



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.

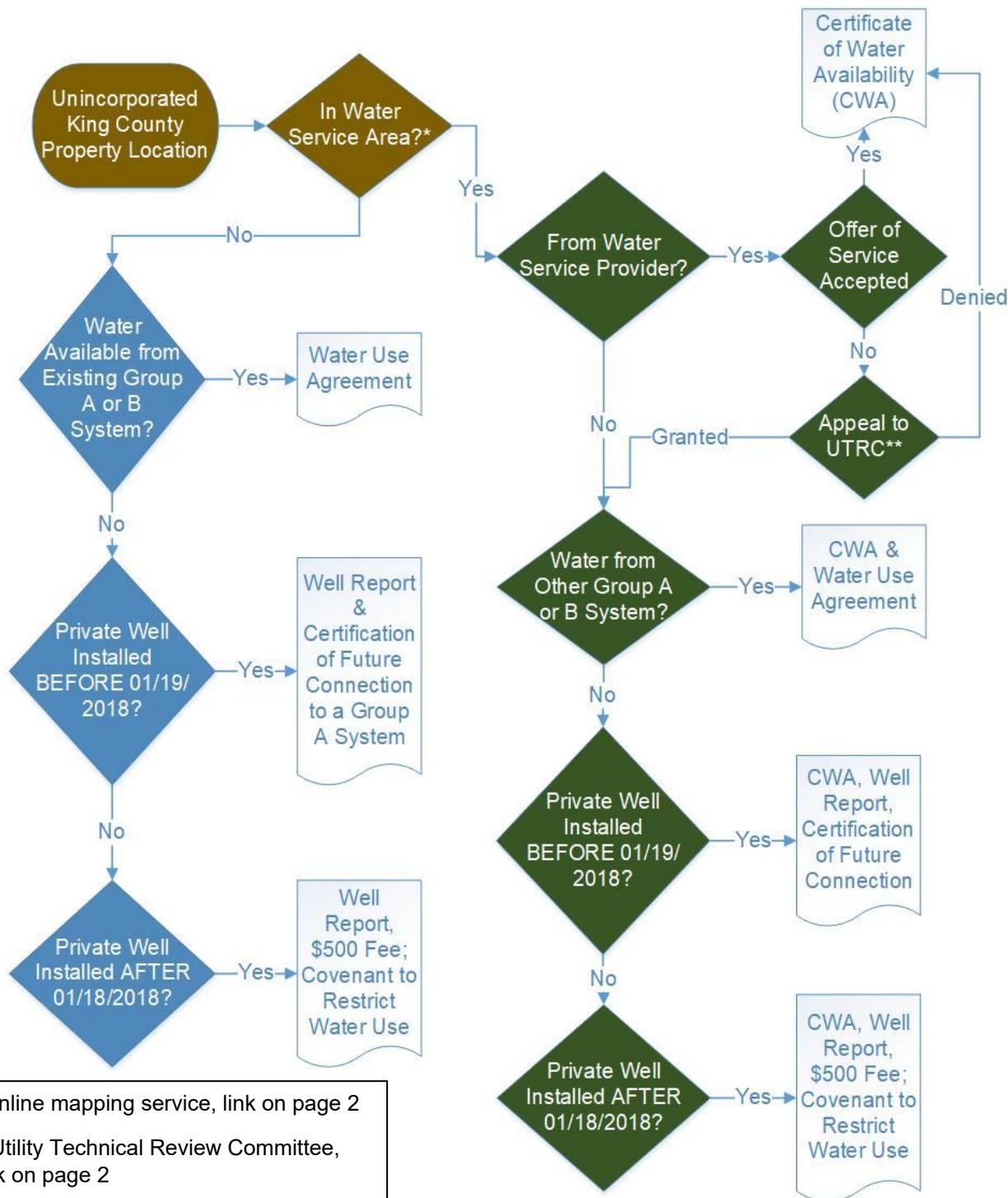
Date: 8/11/2022

Notes: Map not to scale





Water Service Requirements



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](#)