



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

March 15, 2018

Justin Weber
21831 107th Avenue Southwest
Vashon, Washington 98070

RE: Critical Areas Designation CADS17-0431, Parcel 292303-9018
Status: Complete

Dear Mr. Weber:

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letter, it may be in your interest to contact us to see if any of the conclusions in this letter have changed or are no longer valid.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

Your parcel is within a Category I and 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.

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

Your parcel contains a Category IV wetland. The buffer width for this category of wetland (which on an undeveloped lot is to remain unaltered native vegetation) is 40 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 parcel contains two wetlands that were described in a report (dated November 7, 2017) by *Habitat Technologies*. One wetland is located on the eastern end of the parcel and the other is located in the central-west portion of the parcel. Both wetlands are Category IV wetlands. Category IV wetlands that are located outside of the Urban Growth Area are assigned 40 foot buffers if moderate impact projects are proposed.

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.

In your particular case, the Type N aquatic area was described in the report (dated November 7, 2017) by *Habitat Technologies*. The aquatic area is stream that flows over the southeast corner of the parcel. Type N Aquatic areas are assigned 65-foot buffers.

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. For the site plan attached to this letter, note that the critical areas have not been surveyed. Therefore, their location is not precise and a detailed survey may be required in the future depending upon the nature of your development proposal.

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.

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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 me at 206-263-6950 or Chris.Holcomb@kingcounty.gov if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Holcomb", with a long horizontal line extending to the right.

Chris Holcomb, Environmental Scientist II-Ecologist

Attachment: Site Map

CADS17-0431 Site Map

Critical Areas located within the parcel:
 -Category IV Wetlands
 -Type N Aquatic Area
 -Category I and Category II CARA

Category I CARA

Category II CARA

15' BSBL

65' Aquatic Area Buffer

Type N Aquatic Area

Category IV Wetland

40' Wetland Buffer

Category IV Wetland

APPROVED

By: *[Signature]*
 KC Critical Area Review
 DATE 3/15/18

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Date: 3/15/2018

Notes: Map not to scale.

