



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

December 10, 2018

Blake Hoefler
15024 66th Court Northeast
Kenmore, Washington 98028

RE: Critical Areas Designation CADS18-0398, Parcel 342107-9044
Status: Complete

Dear Mr. Hoefler:

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letter, it may be in your interest to contact us to see if any of the conclusions in this letter have changed or are no longer valid.

Landslide Hazard Area (21A.24.280)

Your property is within a potential landslide hazard area. Developments within landslide hazard areas are not allowed unless mitigation is included in the development proposal that eliminates or minimizes the hazard to permitted developments. This typically requires a geotechnical or geological assessment of the hazard, including a complete characterization of the landslide geometry and mechanism as well as recommendations for appropriate hazard mitigation. Mitigation may include changes to the development proposal (design changes or additional structures) or simply avoidance by positioning the development outside of the hazard zone. If the landslide is associated with a steep slope critical area, the steep slope regulations may also impact the development proposal.

The buffer required between the landslide hazard 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 buffer may be reduced, or where mitigation is included in the development proposal that eliminates or minimizes the hazard, the buffer and building setback may be reduced or eliminated.

In this case, the potential landslide hazard is related to rockfalls that may originate from the cliffs high about the parcel immediately to the east. Large boulders have fallen from the higher slopes in the past, some of which are visible today. For this reason, an evaluation the landslide hazard and the potential for future rockfall events impacting your parcel will be required for any future building proposal. We recommend that you engage the services of a consulting geological or geotechnical engineer or engineering geologist early in your planning process because this form of landslide hazard can be difficult or impossible to mitigate. It will be important to determine which portion of your parcel, if not all of it, is within the hazard zone.

Steep Slope Hazard Area (21A.24.310)

Your parcel contains some relatively minor 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 and for slopes that are manmade or have been altered through previously legal grading, the requirements for a buffer and setback may be eliminated completely if a geotechnical study by a licensed geotechnical or geological engineer or engineering geologist 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, none of the slopes appear to be exceptionally unstable and some appear to be less than 20 feet high. Simple avoidance may be the most cost-effective approach to dealing with the slopes.

It is possible if not likely that a study of the parcel and your development proposal by a consulting geotechnical/geological engineer or engineering geologist would result in a recommendation to reduce the steep slope buffer to less than 50 feet and/or eliminate completely the buffer and building setback for those slopes less than 20 feet high. Until such a study is received and approved, the 50-foot buffers are still in effect. However, for the above reasons, no steep slope buffers are shown on the attached map.

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, 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 Chapter 16.82 of the King County Code, and for projects that would propose clearing more than 15,000 square feet of land you should confirm compliance with KCC 21A.24.220.

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 60 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 November 21, 2018) by *Altmann Oliver Associates, LLC*. The wetland is on the northeast portion of the parcel and takes the form of a mosaic of many small wetland areas intermixed with areas that have non-wetland characteristics. Per the delineation methodology, such areas can be delineated as a singular wetland. Category III wetlands with habitat scores below 20 points that are located outside of the Urban Growth Area are assigned 60-foot buffers if moderate impact projects are proposed. On the attached site map, the wetland buffers are not shown in areas where they intersect steep slopes.

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 aquatic area was described in a report (dated November 21, 2018) by *Altmann Oliver Associates, LLC*. The aquatic area originates from the wetland and flows off the site to the northeast. Type N Aquatic Areas that are located outside of the Urban Growth Area 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

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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.

Your site is entirely constrained by critical areas and their buffers. Therefore, you may need a Critical Areas Alteration Exception in order to develop the property. A pre-application meeting is the first step towards obtaining an Alteration Exception.

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.

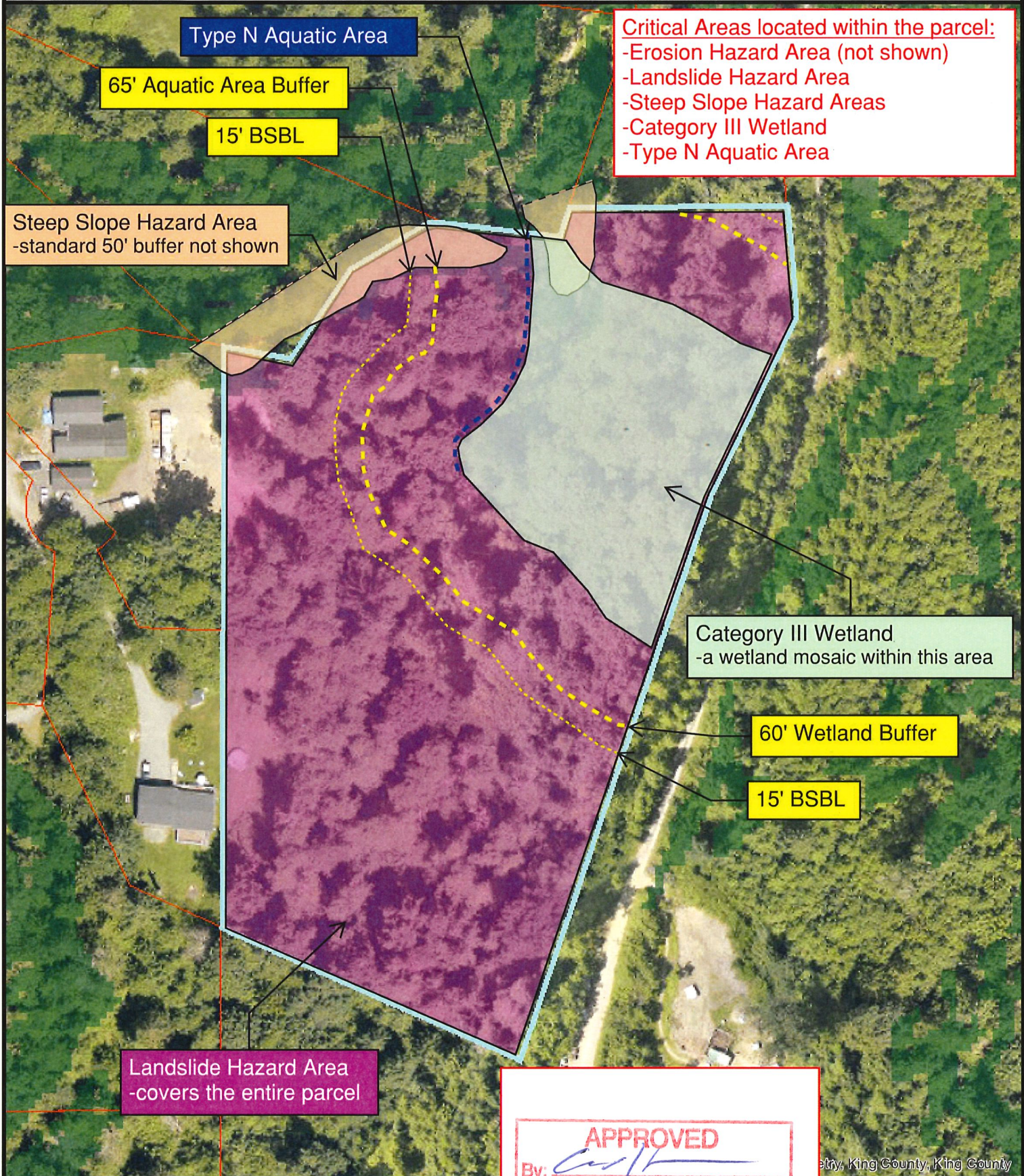
Sincerely,

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

Chris Holcomb, MES
Environmental Scientist II-Ecologist

Attachment: Site Map

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APPROVED
By: *Curt*
KC Critical Area Review
DATE: *12/10/18*

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: 12/9/2018

Notes: Map not to scale.

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