Public Notice: Proposed Certification for a Wetland Mitigation Bank in King County

Overview

The Washington Department of Ecology (Ecology) is considering certifying the Keller Farm Mitigation Bank in King County.

Ecology is seeking public comment regarding a proposal to construct and operate a privately-owned 75-acre wetland mitigation bank in the city of Redmond. A wetland bank is a site where wetlands are restored, created, enhanced or preserved before unavoidable, authorized wetland losses occur. The Keller Farm Mitigation Bank (Bank) is designed to provide high-quality consolidated, watershed-based compensatory mitigation for sale to the general public.

Ecology will take public comments to evaluate state certification for the proposed bank from April 29 through May 29, 2019.

Location

The proposed Bank is located in Redmond, immediately east of Avondale Road Northeast and north of Northeast Union Hill Road. The site is located on parcels 0125059051 and 0625069013 within portions of Section 1, Township 2 North, Range 5 East, and Section 1, Township 25 North, Range 5 East, Willamette Meridian. The Bank is located within King County. For the exact location, please see the attached project vicinity map (Figure A-1).

Applicant

Habitat Bank
801 E. 1st St., Suite B107
Cle Elum, WA 98922
**Existing Conditions**

The proposed bank includes 1.7 acres of existing stream and riparian habitat (agricultural ditches), 7.9 acres of agricultural wetlands, and 65.6 acres of agricultural upland. The wetlands at the site were degraded due to historic farming and drainage activities.

**Proposed Improvements**

The general goals of the Bank project are to restore site hydrology and floodplain connectivity to aquatic areas, increase habitat function and complexity for anadromous fish and other aquatic dependent wildlife, and re-establish wetland and riparian vegetation communities (Figure B-5, Site Design).

If the bank is approved and certified, the site would be permanently protected through a conservation easement. The Bank project would re-establish approximately 51 acres of wetland, rehabilitate 8 acres of wetland, rehabilitate 4 acres of stream channel and associated wetlands, and enhance 12 acres of riparian upland forest.

**Proposed Service Area**

The proposed primary and secondary service areas where Bank wetland mitigation credits could be used is located within the Cedar-Sammamish Watershed (WRIA 8) (Figure E-1, Service Areas).

The primary service area is the Lake Sammamish Watershed boundary including those portions located in both King and Snohomish counties. Within this area, however, the Bank cannot be used to compensate for direct impacts to known or potential salmon-bearing streams unless specifically approved by the permitting agencies and reviewed by the Interagency Review Team (IRT).

The secondary service area includes additional portions of the Lake Washington Sub-basin located north of U.S. Interstate 90 including those portions located in both King and Snohomish counties, but not inside the incorporated boundary of Seattle and the small sub-basins that drain directly into Puget Sound. To see a list of the types of impacts that may be appropriately compensated at the Bank refer to Appendix E, Section E.1 of the Mitigation Banking Instrument.

**Additional Information**

For more information about Washington’s wetland mitigation banking program: [https://ecology.wa.gov/Water-Shorelines/Wetlands/Mitigation/Wetland-mitigation-banking](https://ecology.wa.gov/Water-Shorelines/Wetlands/Mitigation/Wetland-mitigation-banking)

To receive updates about wetland mitigation banking in Washington or sign up for Ecology’s listserv: [https://ecology.wa.gov/Water-Shorelines/Wetlands/Wetlands-overview](https://ecology.wa.gov/Water-Shorelines/Wetlands/Wetlands-overview)

**Comment and Review Period**

We will evaluate all public comments we receive by 5 p.m. on May 29, 2019, to determine whether it would be in the public interest to certify the Bank. Comments can be made by email or conventional mail to:

Kate Thompson  
Department of Ecology  
SEA Program  
P.O. Box 47600  
Olympia, WA  98504-7600  
kate.thompson@ecy.wa.gov

To request a public hearing on the proposed bank certification submit your request in writing to Ecology before the end of the comment period. Any request for a public hearing must include the reason why a public hearing is warranted.
FIGURE: A-1
VICINITY AND SITE LOCATION

KELLER FARM MITIGATION BANK
Redmond, Washington

OCTOBER 2018
Keller Farm Mitigation Bank Primary Service Area Description

The Primary Service Area consists of the Sammamish Watershed, including portions of the watershed located in both King and Snohomish Counties. Within the Primary Service Area, the Bank cannot be used to compensate for direct impacts to known or potential salmonid-bearing streams unless specifically approved by the permitting agencies and reviewed by the IRT. In the absence of mapped or documented salmonid presence, potential salmonid use will be assumed if the stream meets the physical parameters for fish use described in Washington Administrative Code (WAC) 222-6-031(3)(iii)(A-D) and (iii)(A-B), or as revised.

Keller Farm Mitigation Bank Secondary Service Area Description

The Secondary Service Area includes all additional portions of the Lake Washington Sub-basin north of Interstate 90 (I-90) including those portions located in both King and Snohomish Counties, but not including the political boundaries of the City of Seattle and the small sub-basins that drain directly into Puget Sound in Northern WRIA-8. The types of impacts in the Secondary SA that may be appropriately compensated at the Bank include wetland buffer-only impacts, Category II, III, and IV wetland impacts not directly abutting salmonid-bearing streams, isolated wetlands, and violations to those kinds of wetlands.

Other types of impacts in the Secondary SA may be allowed to be compensated at the Bank on a case by case basis with approval by the permitting agencies and review by the IRT.

Legend

Primary Service Area
Secondary Service Area
Waterbodies
Streams
State Highways
Roads
Water Resource Inventory Area (WRIA)
Counties
City Limits
City of Seattle Limits

Figure E-1
KELLER FARM MITIGATION BANK SERVICE AREAS
Primary and Secondary Service Areas

Please contact bank sponsor for Google Earth™ KML Service Area Boundary lines.