Exhibit A-1

Sewall Wetland Consulting, Inc.
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September 7, 2021

Ken & Julie Hart
1730 NE Katsura Street
Issaquah, Washington 98029

RE: *Revised* Buffer Averaging Report – Parcel #636835
Kittitas County, Washington
SWC Job #20-174

Dear Ken & Julie,

This report describes the proposed buffer averaging of the shoreline buffer of Lake Kachess on Parcel #636835, in unincorporated Kittitas County, Washington (the "site"). The irregular shaped parcel is 0.35 acres in size and located within Section 21, Township 21 North, Range 13 East of the W.M. The site is located along the eastern shoreline of Lake Kachess along Kachess Dam Road (aka FS 4818-000 Road).

Above: Vicinity Map of site

Above: Aerial photograph from Kittitas Mapsifter website with wetland layer activated

METHODOLOGY

Ed Sewall of Sewall Wetland Consulting, Inc. inspected the site on November 19, 2020.

The site was reviewed using methodology described in the ***Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*** (USACOE September 2008) as required by the US Army Corps of Engineers starting in June of 2009. This is the methodology currently recognized by the Kittitas County for wetland determinations and delineations. The site was also reviewed using methodology described in Soil colors were identified using the 1990 Edited and Revised Edition of the ***Munsell Soil Color Charts*** (Kollmorgen Instruments Corp. 1990.

Field observations

The site consists of a forested sloping hillside bordered by Kachess Dam Road on the east and Lake Kachess on the west. Single family residences border the site to the north and south. Several small outbuildings are located along the eastern side of the site as well as a gravel driveway. A footpath meanders down the hill to the lake edge and an existing septic system is located within the treed area. A dilapidated dock was also observed along the shoreline. The forested area is made up of a mix of douglas fir, western red cedar and western hemlock with a sparse, open shrub strata of Oregon grape, vine maple and sword fern.

There are no areas meeting wetland or stream criteria on the site.

Lake Kachess, located at the western edge of the site, is a Shoreline of the State or Type S water. The site is located within the area designated "Shoreline Residential". Per Kittitas County Code (KCC) 17B.05.050.B.1, the buffer of the shoreline in areas with "Shoreline Residential" designation is 100'.

The proposed residence is located with its western edge at the 100' buffer. However, Kittitas County requires a 15" Building Setback Line (BSBL) from any structure. This BSBL must be outside of the buffer. As a result, the 15' BSBL will encroach into the 100' Shoreline buffer with 1,824sf of buffer impact.

KCC 17B.05.050.B.5, Buffer averaging is allowed within the shoreline buffer under the following;

5. Buffer averaging: The Administrator may allow averaging of the shoreline buffer widths in the Table at KCC 17B.05.050-1 when necessary to accommodate a single-family residence, residential subdivision of four (4) or fewer lots, or a water-dependent or water-related use or development. The buffer averaging shall be allowed only in those limited instances when adherence to the standard buffer is infeasible or presents a substantial hardship because of site conditions, lot configuration or other circumstances. Buffers that have been averaged or reduced by any prior actions administered by Kittitas County shall not be further averaged. Prior to approving buffer averaging the Administrator shall require a critical area report (per the requirements in KCC 17B.05.020W). With buffer averaging, the buffer width is reduced in one location and increased in another

location to maintain the same overall buffer area. Proposals for buffer averaging shall not require a shoreline variance or compensatory mitigation if the following conditions are met:

a. The minimum width of the buffer at any given point is at least seventy five percent (75%) of the standard width per the Table at KCC 17B.05.050-1, or twenty-five (25) feet, whichever is greater;

Response: The proposed home is located outside the 90' buffer from the lake OHWM. However, the required 15' BSBL will encroach into the buffer meeting this criteria.

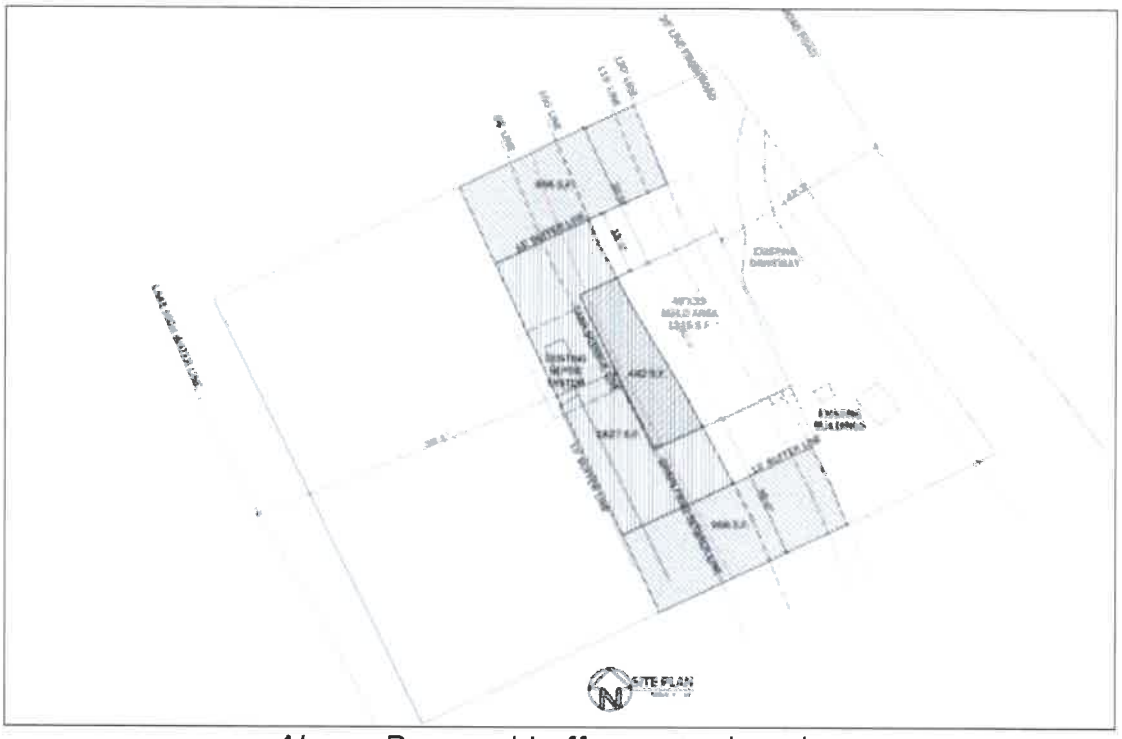
b. The net buffer area (acreage) after averaging is the same as the buffer area without averaging; and

The amount of reduced buffer is 1,827sf for the BSBL. The amount of added buffer is 1,964sf resulting in no net loss of buffer and meeting this criteria.

c. The area that is added to the buffer to offset the reduction is well-vegetated. The Administrator may require vegetation enhancement if needed to ensure this criterion is met.

The proposed area of added buffer is well vegetated with native trees and shrubs. No additional plantings are needed in these areas meeting this criteria.

The proposed reduction will reduce buffer in an area of several Douglas fir trees and some existing cleared and disturbed areas. There should be no impact to the functions of the buffer from this proposed buffer averaging as depicted on Page 5 of this report.



Above: Proposed buffer averaging plan

If you have any questions in regards to this report or need additional information, please feel free to contact me at (253) 859-0515 or at esewall@sewallwc.com .

Sincerely,
Sewall Wetland Consulting, Inc.

Ed Sewall
Senior Wetlands Ecologist PWS #212

REFERENCES

Cowardin, L., V. Carter, F. Golet, and E. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Fish and Wildlife Service, FWS/ OBS-79-31, Washington, D. C.

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Photographs of buffer area on the site as well as lake edge