

RECEIVED

02/28/2022

**KING COUNTY DLS
PERMITTING DIVISION**

KING COUNTY

ENVIRONMENTAL CHECKLIST

Action: _____

Receipt: _____

Received By: _____

Date: _____

I. INTRODUCTION INFORMATION

Name of Proposal (if applicable): **The Camps at Black Diamond**

Applicant: **Garrette Custom Homes**

Address: **402 East 26th Street Suite 200
Tacoma, WA 98421**

Phone: **253.802.7304**

Agent: **Craig Deaver, Principal, CES NW Inc.**

Address: **429-29th Street NE, Suite D
Puyallup, WA 98371**

Phone: **(253) 848-4282**

Location of Project: **King County**

Address: **XXX 210th Ave SE Auburn
See Appendix for Site Map.**

Section:**17** Quarter: Township:**21** Range: **6**

Tax Parcel Numbers: **1721069087 & 1721069086**

Date Checklist Prepared: **February 2022**

A. BACKGROUND

1. Proposed timing or schedule (including phasing, if applicable):

Preliminary Plat Approval Summer 2022, Final Engineering approval Fall 2022 and Final Plat Recording Spring 2023.

2. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

No there are no further plans for expansion.

3. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Site exploration for Preliminary Geotech Report and a Critical Areas Assessment.

4. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

No other application is pending to our knowledge.

5. List any government approvals or permits that will be needed for your proposal, if known.

SEPA Determination, Preliminary Plat, Site Development, Final Plat, and NPDES.

6. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Site is approximately 80 acres and is zoned RA-5. Proposed use is to create a sixteen-lot plat subdivision for residential single-family homes.

7. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

From WA-167 N and WA -18 to SE Auburn-Black Diamond Rd in King County. Take Auburn-Black Diamond Rd exit from WA-18 E. Take SE Lake Holm Rd and SE Auburn-Black Diamond Ave SE to 210th. Left onto 207th PI SE Right on SE 335th St . SE 335th St turns left and becomes 210th Ave SE.

B. ENVIRONMENTAL IMPACTS

1. EARTH

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other_____:

The site's topography is divided by a centrally located highland. Overall, the western and central portions of the site are generally sloped from east to west towards Covington creek. The eastern portion of the site generally slopes west to east towards Crisp Creek.

- b. What is the steepest slope on the site (approximate percent slope)?

Steepest slope is approximately 33 percent.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Alderwood gravelly sandy loam; and Everett very gravelly sand loam.

See Appendix for the Soils Map and Soils Description.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Not to our knowledge.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The central portion of the site will be cleared and graded for 8 homesites along with a rural sub-access cul-de-sac to access 6 lots between wetlands on the west side of the site, and a joint use driveway to access two lots on the east side of the site. It is estimated that the project will produce 350 cy cut and 8,500 cy fill.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

If vegetation is cleared during wet weather, there is a possibility of erosion to occur.

- g. What percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?

Approximately 6-percent of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

As part of the grading plan, a temporary erosion and sedimentation control plan will be prepared for approval by Pierce County. Erosion control features will be installed prior to construction and maintained until the threat of erosion ceases to exist.

2. AIR

- a. What types of emissions to the air would result from the

proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The grading activities proposed at the site will cause dust particulate to be emitted to the air. Vehicles and equipment used during the construction can be a potential source of emissions. When the project is complete, the site may be the source of vehicle emissions from vehicles using the site. However, quantities are unknown.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Vehicles using the surrounding street system can be a source of emissions or odor. However, it is not anticipated that these off-site vehicle sources of emissions will affect this proposal. There are no other known sources of odor or emissions in the vicinity.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Unwanted dust particulate can be controlled, to a certain extent, by the application of water before and during construction activities. It is assumed the construction vehicles will be equipped with factory-installed mufflers and spark arresters that would control excessive emissions. There are no measures proposed to control emissions as a result of vehicles using the site after construction.

3. WATER

- a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, there are six wetland areas located on-site. The western wetlands flow towards Covington creek while the eastern wetlands flow towards Crisp Creek.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans for this work.

Yes, there are described waters adjacent to or within 200 feet of the project. A defined stream corridor was identified within the offsite portion of Wetland T- offsite to the east of the project site.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Approximately 27 square feet of Wetland K will be filled as part of the construction of Private Road B. It is anticipated that the fill material will be sourced onsite.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, the project does not include any surface water withdrawals or diversions.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, as mapped by FEMA the site is not within a 100-year floodplain.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, the proposal does not include discharges of waste materials to any existing surface water.

b. Ground Water:

1. Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

There will be no groundwater withdrawals from a well.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is/are expected to serve.

The project proposes to connect to the Covington Water and will be served by septic systems. No discharge of waste material is proposed. The project will be served by a public water provider.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be the primary source of runoff from the site. The proposed stormwater system will be disperse the majority of the site's runoff towards the on-site wetlands preserved in tracts with infiltration of the eastern joint use driveway to the groundwater table.

2. Could waste materials enter ground or surface waters? If so, generally describe.

Generally, a project of this type and size would provide areas of landscaping. If chemicals or fertilizers that are used to maintain these areas are not handled properly, it is possible they could enter ground or surface waters. To our knowledge, there are no other known sources of contaminants associated with this proposal.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed development will not alter the drainage patterns within the vicinity of the site.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The project proposes to full dispersion and full infiltration BMPs to control its runoff. Water quality impacts will be mitigated with onsite dispersion BMPs or biofiltration swales.

4. PLANTS

- a. Check the type(s) of vegetation found on the site:

- | | |
|---------------|---|
| <u> X </u> | Deciduous tree: red alder, big leaf maple, aspen, other |
| <u> X </u> | Evergreen tree: Douglas fir, cedar, pine, other |
| <u> </u> | Shrubs |
| <u> X </u> | Grass |
| <u> </u> | Pasture |
| <u> </u> | Crop or grain |
| <u> </u> | Orchards, vineyards or other permanent crops |
| <u> X </u> | Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: |
| <u> </u> | Water plants: |
| <u> X </u> | Other types of vegetation: |

- b. What kind and amount of vegetation will be removed or altered?

A portion of the site will be cleared including removal of some of the trees shrubs.

- c. List threatened or endangered species known to be on or near the site.

There are no known species to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed at this time. A landscaping plan will be prepared in accordance with King County requirements at time of site development.

- e. List all noxious weeds and invasive species known to be on or near the site.

There are invasive plant species covering less than 25 % on or near the site.

5. ANIMALS

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

There are no threatened or endangered species known to exist on or near the site.

- c. Is the site part of a migration route? If so, explain.

To our knowledge, the site is not located within a known migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

No proposed measures.

- e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species known to exist on or near the site.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will be used to meet the energy needs of the proposed project. Sufficient amounts of which would be used to maintain the residents for heating and lighting purposes.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the existing adjacent properties are single-family lots, and vacant land.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The homebuilder will build the proposed houses using energy efficient materials based on current industry standards.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur because of this proposal? If so, describe.

In general, a single-family residential development is not a source of environmental health hazards. During construction of the proposed project, it is possible that a spill related to construction activity

or equipment may occur. Once the homes have been constructed, the risk of fire is always present within a building.

- 1) Describe any known or possible contamination at the site from present or past uses.

There are no known past or present contaminations to the site.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known existing hazardous chemicals/conditions that might affect the project development and design.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction, typical materials such as oil, petroleum, or grease may be used and stored on-site and properly disposed of in accordance with the required stormwater pollution prevention plan. No chemicals will be produced.

- 4) Describe special emergency services that might be required.

While not anticipated to occur, the services of the local emergency service providers may be required at some time.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None are proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, construction or production equipment, other)?

Noise exists from the neighboring single-family parcels and adjacent street system. However, it is not anticipated that the noise will adversely affect the proposed project.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction or production equipment, other)? Indicate what hours noise would come from the site.

During the short-term, construction activity at the project site will vary considerably as construction progresses. In addition, because the noise produced on the site depends on the equipment being used, the noise would vary from day to day. Maximum construction noise levels can be expected to range from 65 to 89 dBA with an average value of approximately 85 dBA. Minimum noise levels can be expected to have a wider range of 57 to 88 dBA with an average value of 78 dBA (based on a construction activity noise model, described in *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*). Noise associated with construction operations on the site may be expected to occur during the hours permitted by King County Code. Long-term noise impacts will result from vehicles using the site and noises typical to a residential development.

3. Proposed measure to reduce or control noise impacts, if any:

Noise impacts associated with the construction phases of the project will be limited in duration. To mitigate general noise impacts during the grading phase, measures such as using and regularly maintaining efficient mufflers and

quieting devices on all construction equipment and vehicles can be anticipated. No measures to mitigate noise impacts during the building phase are proposed. Construction hours will be limited to the normal workday, and hours as allowed per the King County Code.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Currently the site is vacant and undeveloped.

North: Single Family Homes

East: Vacant Land

South: Single Family Homes

West: Religious Retreat

- b. Has the site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resources lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

To our knowledge, the site has not been used as working farm or forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how:

No. To our knowledge, the proposal will not affect or be affected by the adjacent parcels that may be used as agricultural or forest land.

- c. Describe any structures on the site.

There are no structures on site.

- d. Will any structures be demolished? If so, what?

No, there are no structures on site

- e. What is the current zoning classification of the site?

The site is currently zoned RA-5

- f. What is the current comprehensive plan designation of the site?

No designation.

- g. If applicable, what is the current shoreline master program designation of the site?

No designation.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Part of the site has been classified as a critical area by King County.

- i. Approximately how many people would reside or work in the completed project?

We anticipate 48 to 64 people will reside at the site.

- j. Approximately how many people would the completed project displace?

There will be no displacement as part of this project. The land is already vacant.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed development is adjacent to existing single-family homes and vacant land in RA-5 zoning.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

There will be sixteen units provided, which will be middle income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No units will be eliminated as part of this project.

- c. Proposed measures to reduce or control housing impacts, if any:

There are no measures proposed to control housing impacts.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed structures will be designed in accordance with King County Standards.

- b. What views in the immediate vicinity would be altered or obstructed?

No views within the immediate vicinity will be altered or obstructed as part of the development of this project.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

All landscape buffers and other features will be designed in accordance with King County Standards.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light and glare may be produced at times of the day where natural light is not sufficient. i.e. dawn, dusk, night. All lighting will meet the King County development standards to minimize impact.

- b. Could light or glare from the finished project be a safety hazard, interfere with views, or affect wildlife?

It is highly unlikely that glare or light from the project site will interfere with views or affect wildlife. Streetlights and other outdoor lighting are intended to promote safety rather than create a safety hazard.

- c. What existing off-site sources of light or glare may affect your proposal?

There are no known off-site sources of light or glare that are anticipated to affect this proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

The streetlights will have the required intensity typically used for safety and security purpose.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Whitney Bridge Park, Bear Mountain, Washington National Golf Club, Pacific Raceways are within 5 miles of the site.

- b. Would the proposed project displace any existing

recreational uses? If so, describe.

No, the project will not displace any recreational opportunities.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or application, if any:

No proposed measure.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any buildings, structures, or sites, located on or near the site that area over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site?

No, there are no known sites in the vicinity eligible for any jurisdictional historic registration.

- b. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no landmarks, features or other evidence of Indian or historic use on this site; however, if objects are unearthed during site work that may be culturally significant, the Washington State Office of Archaeology and Historic Preservation will be notified.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

We do not anticipate the proposed project will significantly impact the cultural and historical resources within the County.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

There are no measures proposed.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any:

The site can be accessed via SE 328th Place via SE Auburn -Black Diamond Rd. or 210th Ave SE. See Site Plan for proposed ingress and egress location. See Appendix V for Vicinity Map.

- b. Is the site or affected geographic area currently serviced by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not directly served by public transit. The nearest public transit is SR 169 & Black Diamond-Ravensdale Rd, approximately 2 miles from the proposed project.

- c. How many parking spaces would the completed project or non-project proposal have? How many would the project eliminate?

Thirty-two parking spaces will be provided for the development. The number of spaces will meet or exceed minimum requirements in the King County Code.

- d. Will the proposal require any new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

210th Ave SE will be widened to meet King County's rural sub-access classification.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Traffic study is not required. It is estimated the project will not produce more than 160 or more peak hour trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so generally describe.

No, the project will not interfere, affect or be affected by the movement of agricultural and/or forest products on surrounding roads.

See Appendix for Site Plan.

- h. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes. Whenever a facility is built that will have individuals utilizing the facility, the need for public services, such as police and fire protection, increases.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

Impacts will be controlled by the increase in tax base and tax assessments paid to the public services as well as required impact fees.

- a. Circle utilities currently available at the site: Electricity, water, refuse service, telephone, sanitary sewer, septic system, other_____.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

Although electricity, water and comcast are the only utilities proposed for the project, the following utilities are available in the area of the proposed project:

Electric:	Puget Sound Energy
Water:	Covington Water
Telephone:	Comcast / Lumen
Gas:	Puget Sound Energy
Refuse:	Waste Management
Sanitary Sewer:	Outside service area for King County Septic will serve the lots.

SIGNATURES

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Name of Signee:

Dawn Sinagra

Position/Organization:

CES NW, Inc

Date Submitted:

02.24.2022

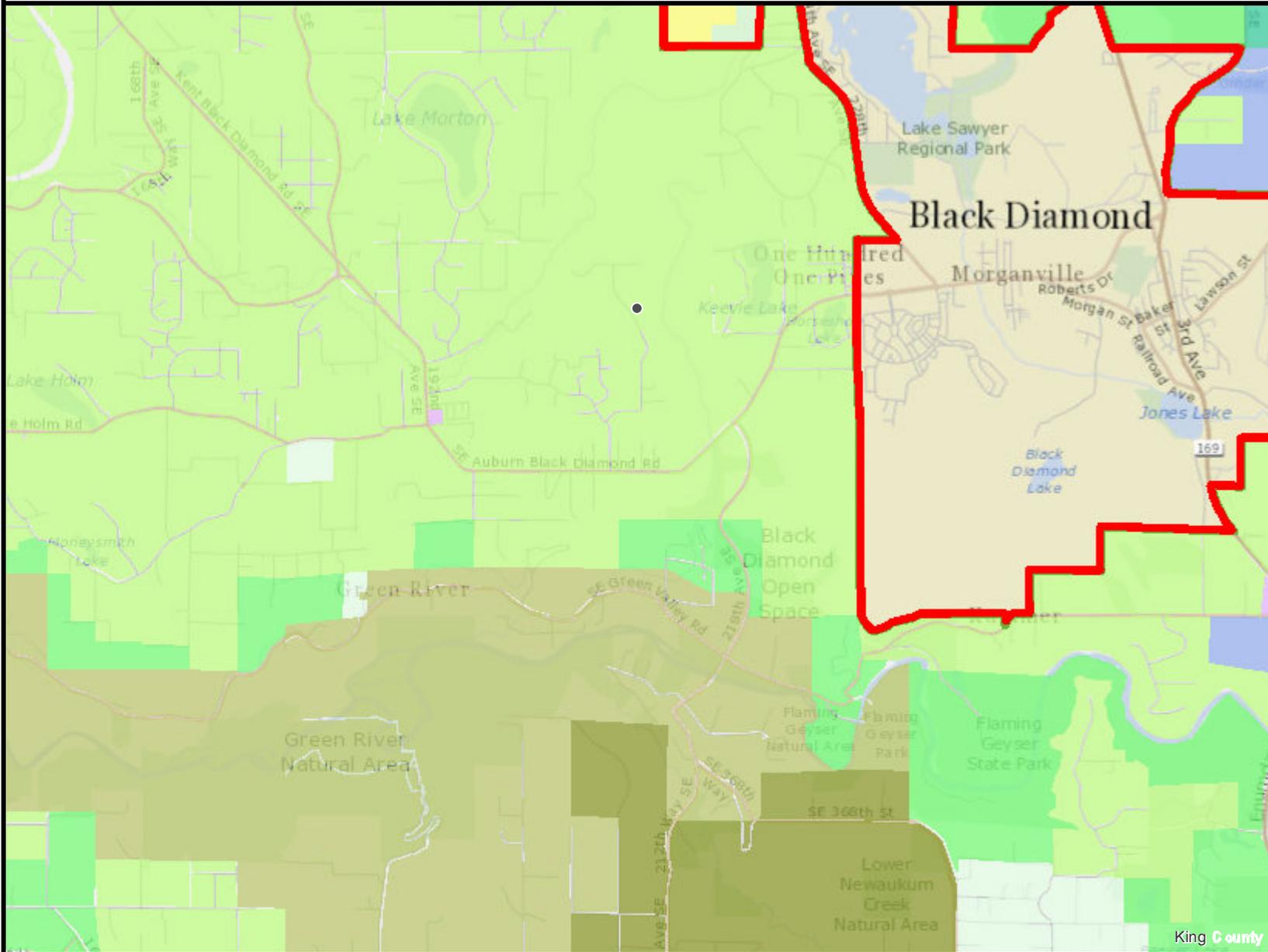
APPENDIX

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EXHIBIT

Zoning Map	I
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King County Zoning Map



Legend

Urban growth area

- rural
- urban

Unincorporated KC zoning

- A-10 - agricultural, one DU per 10 acres
- A-35 - agricultural, one DU per 35 acres
- F - forest
- M - mineral
- RA-2.5 - rural area, one DU per 5 acres
- RA-5 - rural area, one DU per 5 acres
- RA-10 - rural area, one DU per 10 acres
- UR - urban reserve, one DU per 5 acres
- R-1 - residential, one DU per acre
- R-4 - residential, 4 DU per acre
- R-6 - residential, 6 DU per acre
- R-8 - residential, 8 DU per acre

- R-12 - residential, 12 DU per acre

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.

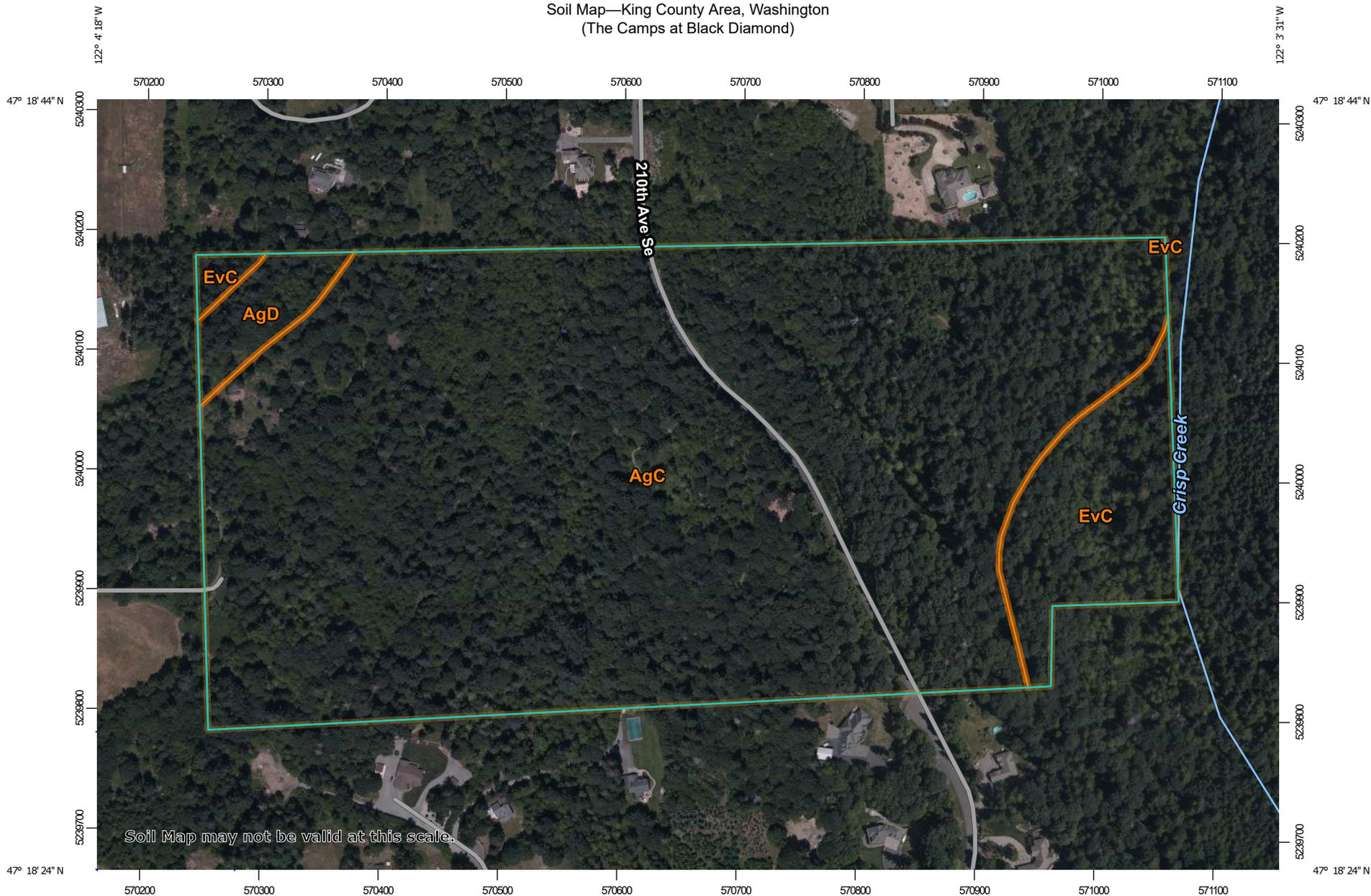
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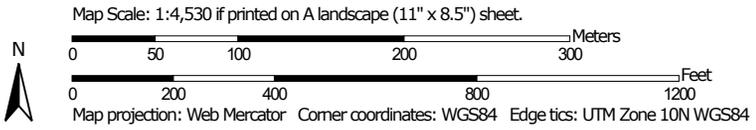


King County

Soil Map—King County Area, Washington
(The Camps at Black Diamond)



Soil Map may not be valid at this scale.



Soil Map—King County Area, Washington
(The Camps at Black Diamond)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: King County Area, Washington
Survey Area Data: Version 17, Aug 23, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 1, 2019—Jul 25, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgC	Alderwood gravelly sandy loam, 8 to 15 percent slopes	67.4	89.0%
AgD	Alderwood gravelly sandy loam, 15 to 30 percent slopes	1.8	2.4%
EvC	Everett very gravelly sandy loam, 8 to 15 percent slopes	6.5	8.6%
Totals for Area of Interest		75.7	100.0%

King County Area, Washington

AgC—Alderwood gravelly sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2t626

Elevation: 50 to 800 feet

Mean annual precipitation: 20 to 60 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 160 to 240 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Alderwood and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alderwood

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Nose slope, talf

Down-slope shape: Linear, convex

Across-slope shape: Convex

Parent material: Glacial drift and/or glacial outwash over dense glaciomarine deposits

Typical profile

A - 0 to 7 inches: gravelly sandy loam

Bw1 - 7 to 21 inches: very gravelly sandy loam

Bw2 - 21 to 30 inches: very gravelly sandy loam

Bg - 30 to 35 inches: very gravelly sandy loam

2Cd1 - 35 to 43 inches: very gravelly sandy loam

2Cd2 - 43 to 59 inches: very gravelly sandy loam

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: B
Ecological site: F002XA004WA - Puget Lowlands Forest
Forage suitability group: Limited Depth Soils (G002XN302WA),
Limited Depth Soils (G002XF303WA), Limited Depth Soils
(G002XS301WA)
Other vegetative classification: Limited Depth Soils
(G002XN302WA), Limited Depth Soils (G002XF303WA),
Limited Depth Soils (G002XS301WA)
Hydric soil rating: No

Minor Components

Everett

Percent of map unit: 5 percent
Landform: Kames, eskers, moraines
Landform position (two-dimensional): Shoulder, footslope
Landform position (three-dimensional): Base slope, crest
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Indianola

Percent of map unit: 5 percent
Landform: Eskers, kames, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Shalcar

Percent of map unit: 3 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Norma

Percent of map unit: 2 percent
Landform: Depressions, drainageways
Landform position (three-dimensional): Dip
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: King County Area, Washington
Survey Area Data: Version 17, Aug 23, 2021

King County Area, Washington

AgD—Alderwood gravelly sandy loam, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2t627

Elevation: 0 to 1,000 feet

Mean annual precipitation: 25 to 60 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 160 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Alderwood and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alderwood

Setting

Landform: Ridges, hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope, nose slope, talf

Down-slope shape: Linear, convex

Across-slope shape: Convex

Parent material: Glacial drift and/or glacial outwash over dense glaciomarine deposits

Typical profile

A - 0 to 7 inches: gravelly sandy loam

Bw1 - 7 to 21 inches: very gravelly sandy loam

Bw2 - 21 to 30 inches: very gravelly sandy loam

Bg - 30 to 35 inches: very gravelly sandy loam

2Cd1 - 35 to 43 inches: very gravelly sandy loam

2Cd2 - 43 to 59 inches: very gravelly sandy loam

Properties and qualities

Slope: 15 to 30 percent

Depth to restrictive feature: 20 to 39 inches to densic material

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: About 18 to 37 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: B
Ecological site: F002XA004WA - Puget Lowlands Forest
Forage suitability group: Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA)
Other vegetative classification: Limited Depth Soils (G002XN302WA), Limited Depth Soils (G002XF303WA), Limited Depth Soils (G002XS301WA)
Hydric soil rating: No

Minor Components

Everett

Percent of map unit: 5 percent
Landform: Kames, eskers, moraines
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Indianola

Percent of map unit: 5 percent
Landform: Eskers, kames, terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Shalcar

Percent of map unit: 3 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Norma

Percent of map unit: 2 percent
Landform: Depressions, drainageways
Landform position (three-dimensional): Dip
Down-slope shape: Concave, linear
Across-slope shape: Concave
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: King County Area, Washington
Survey Area Data: Version 17, Aug 23, 2021

King County Area, Washington

EvC—Everett very gravelly sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2t62b

Elevation: 30 to 900 feet

Mean annual precipitation: 35 to 91 inches

Mean annual air temperature: 48 to 52 degrees F

Frost-free period: 180 to 240 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Everett and similar soils: 80 percent

Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Everett

Setting

Landform: Kames, eskers, moraines

Landform position (two-dimensional): Shoulder, footslope

Landform position (three-dimensional): Base slope, crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Sandy and gravelly glacial outwash

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A - 1 to 3 inches: very gravelly sandy loam

Bw - 3 to 24 inches: very gravelly sandy loam

C1 - 24 to 35 inches: very gravelly loamy sand

C2 - 35 to 60 inches: extremely cobbly coarse sand

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High
(1.98 to 5.95 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: F002XA004WA - Puget Lowlands Forest

Forage suitability group: Droughty Soils (G002XS401WA),
Droughty Soils (G002XF403WA), Droughty Soils
(G002XN402WA)

Other vegetative classification: Droughty Soils (G002XS401WA),
Droughty Soils (G002XF403WA), Droughty Soils
(G002XN402WA)

Hydric soil rating: No

Minor Components

Alderwood

Percent of map unit: 10 percent

Landform: Ridges, hills

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Nose slope, talf

Down-slope shape: Linear, convex

Across-slope shape: Convex

Hydric soil rating: No

Indianola

Percent of map unit: 10 percent

Landform: Eskers, kames, terraces

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: King County Area, Washington

Survey Area Data: Version 17, Aug 23, 2021

King County Aerial Map



Legend

 Parcels

King County, EagleView Technologies, Inc.

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Date: 10/26/2021

Notes:



King County

King County Vicinity Map

Legend



King County, EagleView Technologies, Inc.

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Date: 10/26/2021

Notes:



King County

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 172106-9021-06 (IOP)

LOT(S) 1 AND 2, KING COUNTY LARGE LOT SEGREGATION DDES NUMBER L08M0022,
RECORDED UNDER [RECORDING NUMBER 20080915900025](#), RECORDS OF KING COUNTY,
WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

KING COUNTY
ENVIRONMENTAL CHECKLIST

for

Garrette Custom Homes

Prepared February 2022

Prepared For:
Garrette Custom Homes
402 East 26th Street Suite 200
Tacoma, WA 98421

Prepared By:
Dawn Sinagra Markakis
Craig Deaver
CES #21144

RECEIVED

02/28/2022

**KING COUNTY DLS
PERMITTING DIVISION**



Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	16		98	672	792	24989
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		0.00				0
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Total Project Emissions:

24989

Data entry fields