

SEPA ENVIRONMENTAL CHECKLIST

WAC 197-11-960

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Wildlife Meadows

2. Name of applicant:

Robert Striker

3. Address and phone number of applicant and contact person:

Applicant: Robert Striker

**Robert Striker
28805 SE 268th Street
Ravensdale, WA 98051
425-766-5975**

Contact Person: Briana Bennington, PE

**Encompass Engineering & Surveying
165 NE Juniper St. Suite 201
Issaquah, WA 98027
(425) 392-0250**

4. Date checklist prepared:

January 5th, 2023

5. Agency requesting checklist:

King County – Department of Local Services Permitting Division

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

The campground will be constructed in three (3) phases.

- **Phase 1 (Fall/Winter 2023): Primary access road, 8 walk-in tent sites, north parking lot, and north restroom.**
- **Phase 2 (Fall/Winter 2024): Host cabin, 12 glamping sites, 3 tipi sites, office building, south parking lot, and central gravel overflow parking lot.**
- **Phase 3 (Fall/Winter 2025): South restroom and 25 RV sites.**

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

There are no future additions, expansion, or further activity related to or connected with this proposal anticipated at this time.

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

- **Geotechnical Engineering Study by Geotech Consultants, Inc. (February 2021)**
- **Critical Area Report by Sewall Wetland Consulting, Inc. (March 2022)**
- **Traffic Impact Analysis by TranspoGroup (April 2022)**
- **Preliminary Technical Information Report and Civil Engineering Plans by Encompass Engineering & Surveying (January 2023)**

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

There are no known applications pending for governmental approvals of other proposals directly affecting the property covered by this proposal at this time.

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

Conditional Use Permit with King County which includes a SEPA Review and Public Comment, a clearing & grading permit for phase one including clearing and grading for parking and road, well and septic permits from King County Department of Health, and a commercial building permit for all structures.

11. Give 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. (Lead agencies may modify this form to include additional specific information on project description.)

The project site is currently vacant and located on tax parcel number 302207-9103 in unincorporated King County, near the community of Ravensdale, WA. The 2,060,943 SF (47.3 AC) lot is zoned RA-10 (Rural Area – one dwelling unit per 10 acres). The property is accessed via an existing gravel driveway that connects to SE Kent-Kangley Road on the south side of the site.

12. Location of the 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.

- **Address: 275XX SE Kent-Kangley Road, Ravensdale, WA 98051**
- **Tax Parcel #: 302207-9103**
- **Section, Township, Range: SE 30-22-07**

***Site Plan and Vicinity Map are shown in Attachment A.**

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site (circle one): Flat, (rolling), hilly, steep slopes, mountainous, other.....

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

Steepest slopes are around 10% (majority of site is sloped less than 5%).

- 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.

The soils on site have been classified by the United States Department of Agriculture (USDA) National Resource Conservation Service (NRCS) Web Soils Survey as (10) Barneston gravelly ashy coarse sandy loam, 0-8% slopes.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no known surface indications or history of unstable soils in the immediate vicinity.

- 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.

Grading and clearing of the project site is proposed to accommodate the construction of the seasonal campgrounds, RV sites and glamping cabins. Excavation quantities for all 3 phases of the project are estimated to be approximately 900 CY. There is an approximate net 900 CY fill requirements for all 3 project phases which will be sources from a King County approved facility. The total project limits encompass an area of less than 20 Acres, which is less than 50% of the total 47.3 Acre site area.

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

Minor erosion is always possible with construction such as sedimentation and channelization. Erosion control measures will be put in place with construction to reduce these risks.

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

Up to 15% of the project site would be covered by impervious surface per zoning allowances. As proposed, the total impervious surface area is 177,036 SF or 8.6%, which is below the required threshold of 15%.

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

Implementation of Temporary Erosion and Sediment Control (TESC) and other Best Management Practices (BMPs), as required by code, will be reviewed throughout the permit review process. BMPs are anticipated to include marked clearing limits, silt fence along all downstream perimeters of disturbance, stabilized construction entrance, etc.

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.

Air emissions from construction vehicles are anticipated to be consistent with the machinery typically used in campground construction and are regulated by the Puget Sound Clean Air Agency.

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

There are no known off-site sources of emissions or odor that may affect this proposal.

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

There are no measures to reduce or control emissions or other impacts to air at this time.

3. WATER

- a. Surface:

- 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.

- In the Critical Areas Report by Sewall Wetland Consulting, Inc., the Ecologist has identified a Category IV wetland located in the northern half of the property approximately midway between the west and east property boundaries. The wetland requires a 50-foot buffer as well as a 15-foot building setback. The Applicant proposes to install a split rail fence along the wetland buffer.**

- 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.

- Yes, construction will occur within 200 feet of the described waters, but no work will occur over or in the waters. No work will occur within the 50-foot wetland buffer.**

- 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.

- Not applicable as no fill or dredge material will be placed within the wetland.**

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

- No surface water withdrawals or diversions are proposed at this time.**

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

The project site does not lie within a FEMA 100-year floodplain per the FEMA Flood Map (reference 53033C1325G, dated 08/19/2020).

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 discharges of waste materials to surface waters are proposed at this time.

b. Ground:

1) Will groundwater 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.

Groundwater is proposed to be withdrawn from an existing Group A well for drinking water. The "Group A" well was recently drilled on the property (Record ID - SR1449038) and is 80 feet in depth with a static water level of 60 feet. The bail test showed that the well will produce 60 gallons per minute. The well driller advised that the actual capacity of the well is in excess of 60 gallons per minute. No water discharges to the ground are proposed without prior treatment. Stormwater discharges will be treated via full dispersion and/or enhanced basic water quality devices, and sanitary waters will be treated via the proposed on-site septic system.

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) are expected to serve.

No water discharges to the ground are proposed without prior treatment. Stormwater discharges will be treated via full dispersion and/or enhanced basic water quality devices, and sanitary waters will be treated via the proposed on-site septic system (OSS). See preliminary OSS design by others.

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.

The majority of stormwater runoff from roofs, roadways and other impervious surfaces will be fully dispersed over the existing on-site native vegetation downstream of the improvements. Full dispersion of runoff satisfies both the flow control BMP and water quality requirements. All fully dispersed stormwater runoff will discharge toward the natural location. Surfaces that are not fully dispersed will be treated via enhanced basic water quality devices prior to fully infiltrating on-site.

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

It is unlikely that waste materials could enter ground or surface waters. During construction, TESC measures will be in place, and other Best Management Practices will be incorporated by the contractor. Post-construction, no water discharges to the ground are proposed without prior treatment. Stormwater discharges will be treated via full dispersion and/or enhanced basic water quality devices, and sanitary waters will be treated via the proposed on-site septic system (OSS). See preliminary OSS design by others.

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

The proposed stormwater drainage plan follows the natural drainage patterns of the property and the vicinity. The proposal is unlikely to affect or alter drainage patterns in the vicinity of the site.

4) Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

During construction, TESC measures will be in place, and other Best Management Practices will be incorporated by the contractor to control surface water flows. The majority of stormwater runoff from roofs, roadways and other impervious surfaces will be fully dispersed over the existing on-site native vegetation downstream of the improvements. Full dispersion of runoff satisfies both the flow control BMP and water quality requirements. All fully dispersed stormwater runoff will discharge toward the natural location. Surfaces that are not fully dispersed will be treated via enhanced basic water quality devices prior to fully infiltrating on-site.

4. PLANTS

a. Check the types of vegetation found on the site:

Deciduous tree: Alder, maple, aspen, other

Evergreen tree: Fir, cedar, pine, other

Shrubs

Grass

Pasture

Crop or grain

Orchards, vineyards or other permanent crops.

Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

Water plants: Water lily, eelgrass, milfoil, other

Other types of vegetation

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

Vegetation removal will be the minimum necessary to construct the seasonal campground. Invasive species, such as Himalayan blackberry, will be removed.

- c. List threatened and endangered species known to be on or near the site.
There are no known threatened or endangered species 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:
A 20-foot wide native vegetated buffer is proposed along the northern and eastern property line where the project site abuts neighboring residential lots. In addition, a 914,287 SF (20.99 AC) native growth retention area (NGRA) is proposed to be recorded on the lot in order to preserve a large portion of the existing native vegetation surrounding the site development.

- e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry is present and other common invasives associated with pastureland are suspected.

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:**Common animals known to be in this area include songbirds and deer.**

- b. List any threatened and endangered species known to be on or near the site.
There are no threatened or endangered species known to be on or near the site. Per the Information for Planning and Consultation US Fish and Wildlife Service website, there are potentially threatened species in the area (Marbled Murrelet, Yellow-billed Cuckoo, and Bull Trout). However, none of these species are known to exist on the site.

- c. Is the site part of a migration route? If so, explain.
There are no known migration routes on the site. Generally, Western Washington is part of the Pacific Flyaway.

- d. Proposed measures to preserve or enhance wildlife, if any:
A large portion of the existing native vegetation surrounding the site development is proposed in order to preserve the existing wildlife habitat. Approximately 914,287 SF (20.99 AC) of the site is proposed to be placed within a recorded native growth retention area (NGRA).

- e. List any invasive animal species known to be on or near the site.
There are no known invasive animal species 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.

Energy use will be consistent with a typical campground/recreational vehicle park.

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

It is not anticipated that this project would affect the potential use of solar energy by adjacent properties.

- 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:

There are no energy conservation features included in the plans of this proposal at this time.

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 as a result of this proposal? If so, describe.

There are no known environmental health hazards that could occur as a result of this proposal.

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

There is no known contamination at the site from present or past uses, per the Department of Ecology's (DOE) mapping services.

- 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 project development and design, per the DOE mapping services.

- 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.

There are no known toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction at any time during the life of the project.

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

There are no special emergency services anticipated to be required at this time beyond what is consistent with those typical of a seasonal campground/recreational vehicle park.

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

There are no proposed measures to reduce or control environmental health hazards at this time.

b. Noise

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

Primary noise on site is from traffic on area roadways and is typical to the rural area.

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

Noise is anticipated to be typical to that of a seasonal campground.

- 3) Proposed measures to reduce or control noise impacts, if any:

There are no proposed measures to reduce or control noise impacts other than the preservation of existing native vegetation across the site.

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.

The property is accessed via an existing gravel driveway that connects to SE Kent-Kangley Road on the south side of the site. The current site only includes this gravel driveway. No structures are located on this site and the lot is covered with native vegetation. The project site is bounded to the north and east by single family residential sites and a large vacant lot to the west, which is used for forest practices. The proposal will not affect the land use on adjacent properties as recreational campgrounds are allowed in the RA-10 zone as a conditional use.

- b. Has the project 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 resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The 2,060,943 SF (47.3 AC) lot was previously designated as forest land tax status and will now be converted to non-forest tax status with this proposal.

- 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:

The project will not affect or be affected by surrounding working farm or forest land business operations as the surrounding area is residential and/or under the same ownership as the subject parcel.

- c. Describe any structures on the site.

Presently, there are no structures on the site.

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

Not applicable as the property is vacant.

- e. What is the current zoning classification of the site?
RA-10 (Rural Area – One Dwelling Unit Per 10 Acres).
- f. What is the current comprehensive plan designation of the site?
Rural Area.
- g. If applicable, what is the current shoreline master program designation of the site?
There is not a shoreline master program designation of the site.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
According to King County iMap, the site is located within a Category 1 Critical Aquifer Recharge Area (CARA). In addition, there is a Category IV wetland on the northern portion of the property and requires a 50-foot wetland buffer.
- i. Approximately how many people would reside or work in the completed project?
Not applicable as the property is currently vacant.
- j. Approximately how many people would the completed project displace?
Not applicable as the property is currently vacant.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
There are no proposed measures to avoid or reduce displacement impacts proposed at this time.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal differs from the surrounding land uses (single family residential), but residential campgrounds are allowed in the zone as a conditional use.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
There are no known agricultural and/or forest lands of long-term commercial significance nearby. Most of the agricultural activity within the surrounding area is accessory to residential use, therefore, no impact measures are proposed at this time.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The project proposes to construct a seasonal campground with 8 tent sites, 25 RV sites and 12 glamping cabins. The on-site housing would be for recreational, temporary purposes only. No permanent housing is proposed.

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

No units will be eliminated as the lot is currently vacant.

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

There are no measures to reduce or control housing impacts proposed at this time.

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?

Per zoning allowances, the base height is 40', which will not be exceeded by any of the structures in the campground.

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

No known territorial views will be obstructed.

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

A 20-foot-wide native vegetated buffer is proposed along the northern and eastern property line where the project site abuts neighboring residential lots.

11. LIGHT AND GLARE

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

There is a potential of glare from windows of the buildings as well as headlights from vehicles and pathway lighting. These impacts would mainly occur at night.

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

It is not anticipated that the finished project could be a safety hazard or interfere with views.

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

It is not anticipated that existing offsite sources of light or glare may affect this proposal.

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

There are no measures to reduce or control light and glare impacts proposed at this time.

12. RECREATION

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

A number of parks and outdoor recreational opportunities are within the vicinity of the proposal. The Ravensdale Retreat Natural Area is located on the opposite side of SE Kent-Kangley Road. Lake Retreat Camp and Retreat Center is approximately 0.7 miles away and the Ravensdale Park is approximately 1.2 miles away.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreational uses will be displaced with the proposed project as the lot is currently vacant.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The project proposes an addition of recreational opportunities in the area by providing a seasonal campground with tent camping, RV sites and glamping cabins/yrurts.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
There are no known buildings, structures or sites located on or near the site that are listed in or eligible for listing in national, state, or local preservation registers per the Department of Archaeology and Historical Preservation's WISAARD mapping tool.
- 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 known landmarks, features, evidence of Indian/historic use/occupation, material evidence, artifacts, or areas of cultural importance on or near the site.
- 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.
No additional investigation regarding impacts to cultural and historical resources was undertaken as there's been no significant land use change. The Department of Archeology and Historical Preservation's WISAARD mapping tool does not have the project site mapped as including landmarks, features or other evidence of Indian or historic use or occupation. If any indications are discovered during construction, work will stop immediately, and the appropriate authorities will be notified.
- 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 to avoid, minimize, or compensate for loss, changes to, and disturbance to resources proposed at this time as no historical properties have been identified onsite or within the immediate vicinity of the project site.

14. TRANSPORTATION

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

SE Kent-Kangley Road runs along the southern boundary of the property. The main entrance is proposed along the southern frontage of the project in the southwestern corner, accessed via SE Kent-Kangley Road. The main entrance roadway is proposed to be a 30-foot-wide asphalt drive and includes a circulation turnaround. The access roads throughout the campground are proposed to be 20-foot-wide asphalt roads.

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

The site is not currently served by public transit. The nearest bus stop is located at Maple Valley-Black Diamond Road SE and SE Kent-Kangley Road, which is approximately 3.3 miles away.

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

There is no existing parking on-site, and no public parking will be added with the proposal. Parking spots are reserved for guests and employees only. Each of the 25 RV sites will have reserved parking for 1 recreational vehicle. Each of the 12 glamping sites and the host cabin will have reserved parking for 2 vehicles. Each of the 3 tipi sites will have reserved parking for 1 vehicle in the south parking lot, with an additional 3 parking spaces provided for guests/employees. Each of the 8 tent sites will have reserved parking for 1 vehicle in the north parking lot, with an additional 5 parking spaces provided for guests/employees. In addition, two (2) large open gravel overflow parking lots are provided centrally on the site that can be used for brief time-limited parking for guests/employees.

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

No road improvements are required or proposed. The existing frontage along SE Kent-Kangley Road meets King County Road Standards.

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

The project will not use (or occur in the immediate vicinity of) water, rail, or air transportation.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

Per the Transportation Impact Analysis created by TranspoGroup (April 2022), the proposed project is anticipated to generate approximately 120 daily trips with 10 occurring during the AM peak hour, and 12 occurring during the PM peak hour. The estimates were based on the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition (2021). The trip rates for the proposed project were based on ITE's Campground/Recreational Vehicle Park (LU #416) land use.

- 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.

The proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

There are no measures to reduce or control transportation impacts proposed at this time. Transportation impact fees may apply and will be paid accordingly.

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, the project will result in an increased need for public services as the site is currently vacant and the seasonal campground will be constructed. The project site is located within the fire protection area served King County Fire Protection District #43.

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

There are no measures to reduce or control direct impacts on public services proposed at this time. Impact fees may be applicable and will be paid accordingly.

16. UTILITIES


- a. Circle utilities currently available at the site: (Electricity), natural gas, (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.

No public water, sewer, or storm utilities are required as part of the proposal. All water, sewer, and storm will be managed on-site by the existing Type A well, proposed septic system, and proposed on-site stormwater system.

C. SIGNATURE

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:  _____

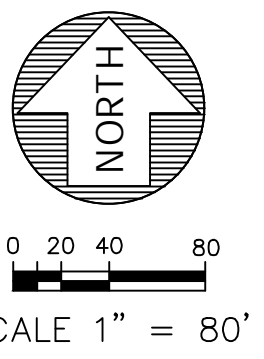
BRIANA BENNINGTON, PE

Date Submitted: January 18th, 2023

[Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

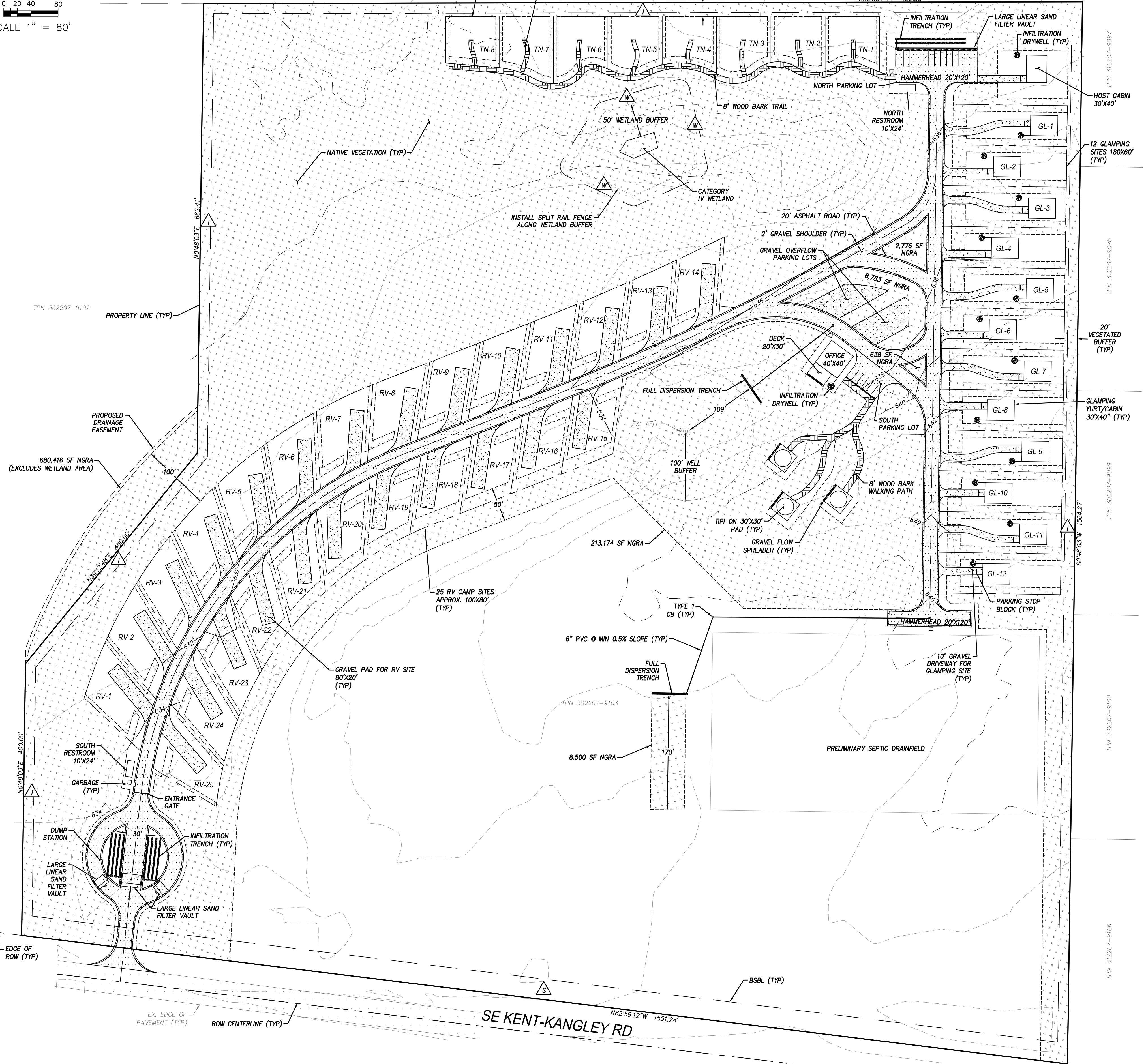
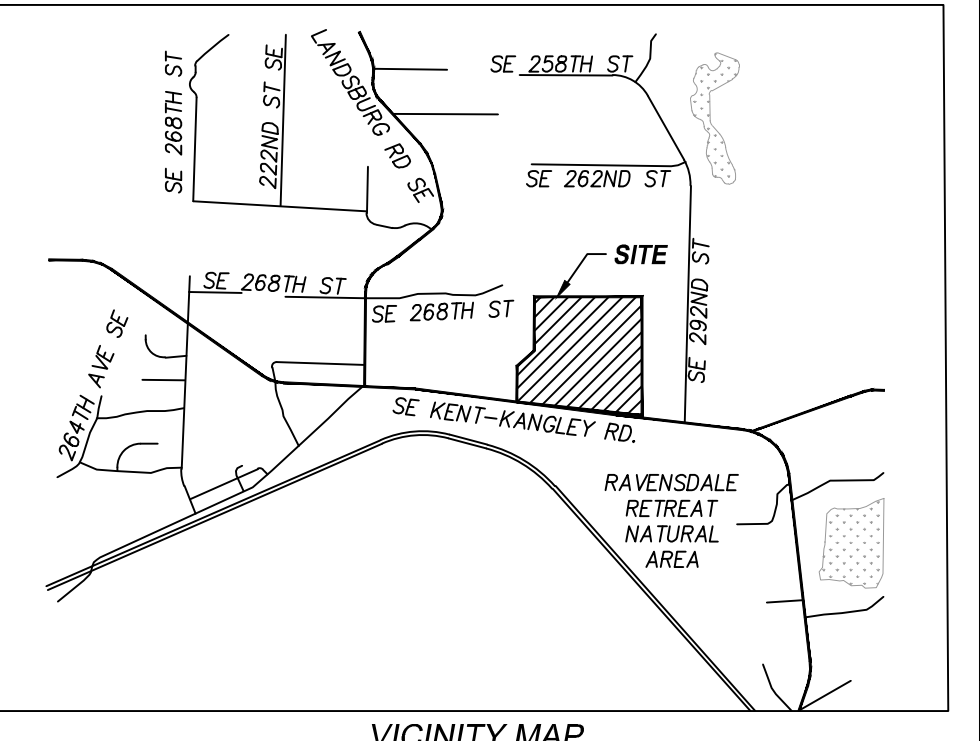
ATTACHMENT A

SITE PLAN AND VICINITY MAP



WILDLIFE MEADOWS

A PORTION OF SW 1/4 OF SE 1/4 OF SECTION 30, T. 22 N., R. 07 E., W.M.
KING COUNTY, STATE OF WASHINGTON



PROJECT TEAM:
OWNER/APPLICANT: ROBERT STRIKER
28805 SE 268TH STREET
RAVENSDALE WA 98051
(425) 766-5975

ENGINEER/SURVEYOR: BRIANA BENNINGTON, PE / KEVIN REESE, PLS
ENCOMPASS ENGINEERING & SURVEYING
165 NE JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

GEOTECH: MARC MCGINNIS, PE
GEOTECH CONSULTANTS, INC
2401 10TH AVE E
SEATTLE, WA 98102
(425) 747-5618

SEPTIC DESIGNER: DAVID JENSON, PE
JENSON ENGINEERING LLC
4004 NE 4TH STREET, SUITE #107-508
RENTON, WA 98056
(425) 457-6029

SITE DATA:
SITE ADDRESS: 275## SE KENT-KANGLEY ROAD
RAVENSDALE, WA 98051

SITE AREA: 2,060,943 SF (47.3 AC) - AS SURVEYED

TAX PARCEL: 302207-9103

ZONING: RA-10: AGRICULTURAL, ONE DU PER 10 ACRES

MAX. NET DENSITY: N/A

BASE HEIGHT: 40'

MAX. IMPERVIOUS SURFACE PERCENTAGE: 15%

REQUIRED PARKING: 2 PER SERVICE BAY

EXISTING USE: VACANT

PROPOSED USE: CAMPGROUND/RECREATIONAL VEHICLE PARK

UTILITY DISTRICT INFORMATION:
SANITARY SEWER: PRIVATE SEPTIC
WATER: PRIVATE WELL
ELECTRIC: PUGET SOUND ENERGY (888) 225-5773
FIRE: KC FIRE PROTECTION DISTRICT #43 (425) 432-0200

SETBACKS:
STREET SETBACK: 30'
INTERIOR SETBACK: 15'
WETLAND SETBACK: 15'

PROJECT PHASES:
PHASE 1: TENT SITES & ACCESS ROAD
PHASE 2: GLAMPING SITES, TIPI SITES, OFFICE, & HOST SITE
PHASE 3: RV SITES

PROPOSED IMPERVIOUS SURFACE:
PHASE 1:
NORTH RESTROOM: 240 SF
NORTH PARKING LOT: 6,405 SF
MAIN ENTRANCE/CIRCULAR TURNAROUND: 16,288 SF
ACCESS ROADS: 67,380 SF
TOTAL: 90,313 SF

PHASE 2:
GLAMPING YURTS/CABINS: 14,400 SF
GLAMPING GRAVEL DRIVEWAYS: 12,105 SF
SOUTH PARKING LOT: 2,498 SF
OFFICE BUILDING: 1,600 SF
OFFICE DECK: 600 SF
GRAVEL OVERFLOW PARKING LOT: 6,094 SF
TIPI PADS: 2,700 SF
HOST CABIN: 1,200 SF
HOST DRIVEWAY: 723 SF
TOTAL: 41,920 SF

PHASE 3:
SOUTH RESTROOM: 240 SF
RV GRAVEL PADS: 44,563 SF
TOTAL: 44,803 SF

PHASES 1-3 (PROJECT TOTALS):
NON-POLLUTION GENERATING IMPERVIOUS: 20,980 SF
POLLUTION GENERATING IMPERVIOUS: 156,056 SF
TOTAL IMPERVIOUS: 177,036 SF (8.59%)

PROPOSED PEROVIOUS SURFACE:
PHASES 1-3:
TENT SITE WOOD BARK PATHS/TRAILS: 7,704 SF
TIPI SITE WOOD BARK PATHS: 3,311 SF
NEW GRASS/LANDSCAPED AREAS: 220,533 SF
TOTAL: 231,548 SF

GRADING VOLUMES
CUT: TBD CY ±
FILL: TBD CY ±
NET: TBD CY ±
*TO BE VERIFIED BY CONTRACTOR

LEGAL DESCRIPTION:
THAT PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 30, ALONG WITH THAT PORTION OF THE N 1/2 OF THE NE 1/4 OF SECTION 31; T22N R7E, AS FOLLOWS:
LOT 3 OF KING COUNTY LARGE LOT SEGREGATION SURVEY NO. L07M0063, FILED UNDER RECORD OF SURVEY VOLUME 249, PAGES 39-40 AND RECORDING NO. 20080702900006.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

EXISTING UTILITY NOTE:
ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR RESPONSIBILITY:
CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:
IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

CONTRACTOR NOTES:
1. THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
2. CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

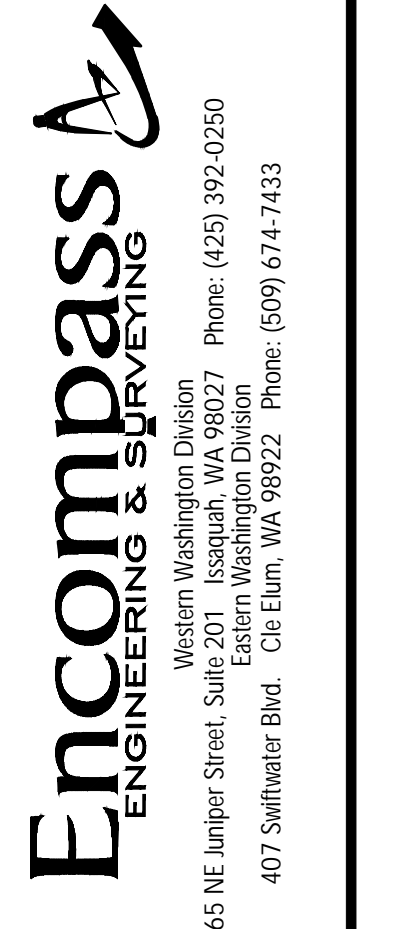
SHEET INDEX

| TITLE | NO. |
|-----------------------------------|--------|
| PRELIMINARY DRAINAGE PLAN | 1 of 5 |
| GRADING & DRAINAGE RV SITES | 2 of 5 |
| GRADING & DRAINAGE GLAMPING SITES | 3 of 5 |
| GRADING & DRAINAGE TENT SITES | 4 of 5 |
| CONSTRUCTION DETAILS | 5 of 5 |

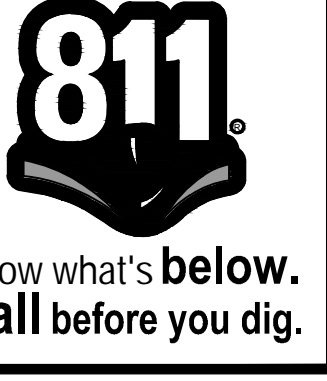
| DESCRIPTION | BY | DATE |
|-------------|----|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



WILDLIFE MEADOWS
ROBERT STRIKER
PRELIMINARY DRAINAGE PLAN

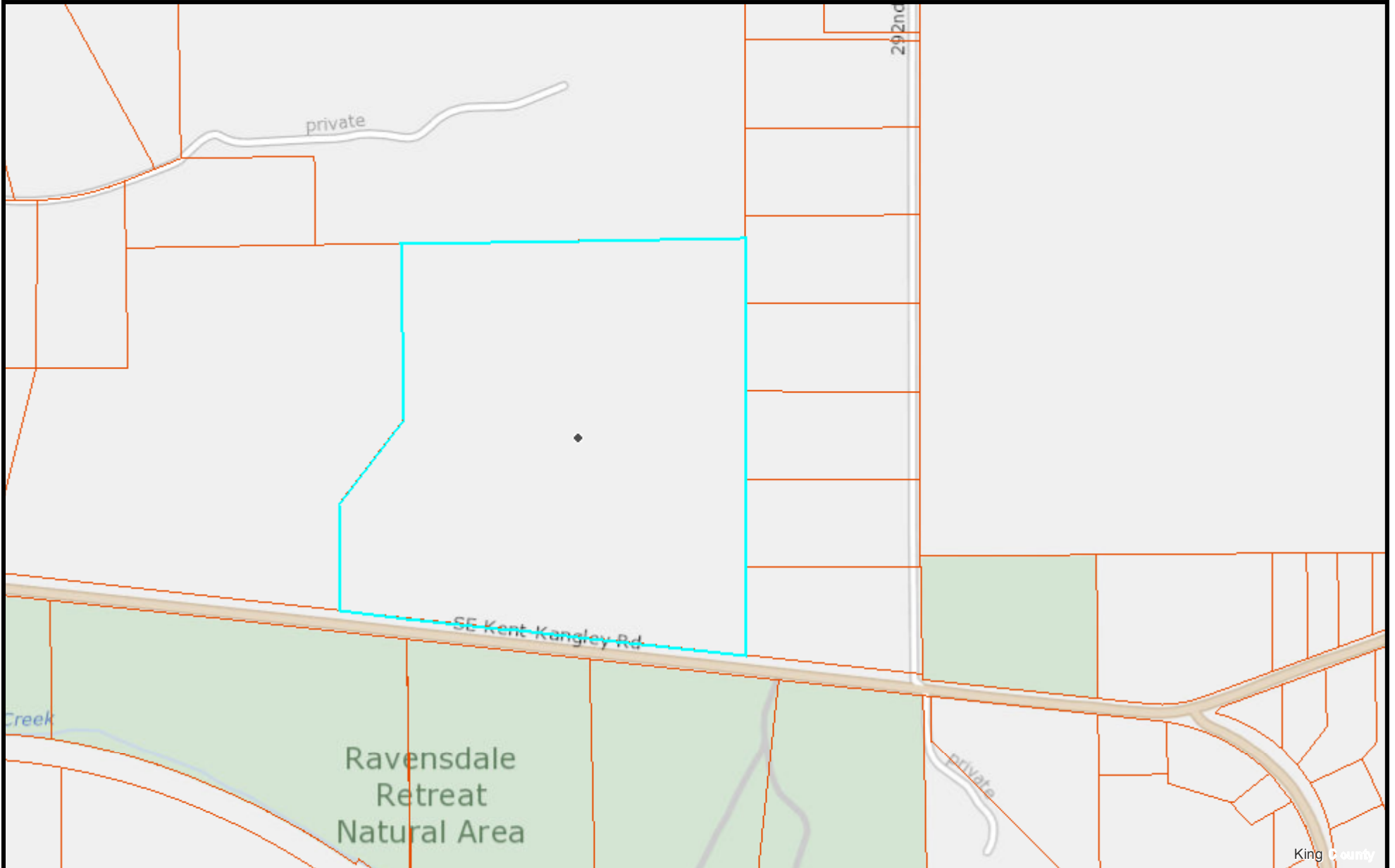


| | |
|----------|------------|
| JOB NO. | 22539 |
| DATE | 01/10/2023 |
| SCALE | 1"=80' |
| DESIGNED | BLB |
| DRAWN | PMS |
| CHECKED | CP |
| APPROVED | CJA |
| SHEET | 1 of 5 |



FILENAME: J:\2122539 - ROBERT STRIKER\ENGINEERING\PLAN SHEETS\PRELIMINARY\22539 - COVER.DWG

King County iMap



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: 1/18/2023

Notes:



King County