



## MEMORANDUM

TO: JIM CHAN, KING COUNTY DEPER  
FROM: TREVOR STIFF, P.E.  
SUBJECT: PACIFIC RACEWAYS BUSINESS PARK, LUT4-0003, GRDE18-0083  
JOB NO: 1263-002-016  
DATE: SEPTEMBER 17, 2018

The following are responses to the review comment letter, dated March 5, 2018, for the Interim Use Permit submittal for Pacific Raceways. ESM has included responses to the Surface Water/Drainage/Preliminary TIR comments. Other consultants will respond to the remaining comments.

**Clearing and Grading Plan:**

1. A fifty-foot vegetation buffer is shown on the grading plan for the east property line. However, the southern 80-feet of this buffer tapers down to less than fifty feet down to thirty feet on the southeast property corner. Revise the plan to show a contiguous fifty-foot buffer along the entire east property line.

*The grading contours and clearing limits have been revised in this area to maintain the full width of the buffer.*

2. The Technical Information Report submitted for the clearing and grading permit application calculates a sediment pond surface area of 4995 square feet along with the propose sediment pond parameters. The plan provided does not show this proposed sediment pond along with the conveyance for it. This will need to be identified on the plans along with the conveyance to match the report. This area will need to be identified in the field so as not to be compacted during grading activities.

*A schematic pond was added to the plan to provide direction on the temporary pond placement during construction. The pond will vary in size and location as construction progresses. The pond will provide retention of construction stormwater (no outlet) and take advantage of the extremely high infiltration rates throughout the site. Overall very little runoff is anticipated during construction due to these high infiltration rates. Continual monitoring and maintenance are advised to ensure the pond(s) remains functional by removing accumulated sediment to maintain infiltration.*

3. The existing access road to the offices, pit, parking, and spectator areas will be removed in conjunction with the proposed grading. This road also serves as emergency access to these areas. The plans do not show an alternative access to these areas. Revise the plans to show an alternative access road. The road will need to conform to the requirements of King County code for Road Standards, Surface Water Design Manual, and Fire Codes. Technical Information Report will be required as part of the drainage proposed for this road. If the current access road will remain, the clearing and grading plans will need to be revised to reflect as such  
*Timing of the removal, excavation and paving of the new access road on the southern portion of the site will be completed during the off season, so it does not hinder spectator access to the site during the summer months. During construction of the new road, employees and users will access the site through the existing gravel roads located to the south of the existing access roads. The existing secondary emergency access at the end of 148<sup>th</sup> Ave SE will be maintained and will be available for emergency access vehicles.*
4. Construction access shown is proposed on the southern corner of the property. This will make it difficult for haul trucks coming in and out of the construction site. This location should be revised.  
*The temporary construction access has been relocated.*
5. Access to the Pacific Raceways site from SE 304<sup>th</sup> St. to SR18 is within Washington State Department of Transportation (WSDOT) jurisdiction. With the amount of truck traffic anticipated for hauling material of site, a state access permit or approval from WSDOT is required. Copy of this permit or approval will be required prior to issuance of the clearing/grading permit.  
*We agree that this permit will be required prior to the start of construction and will be provided to the County prior to issuance of the permit. Applying for the permit at this time would be premature because haul dates and routes will not be determined until closer to the plan approval date.*
6. Provide location(s) where the exported materials will be brought to. If King County roads will be used for hauling, a road haul agreement with King County Department of Transportation will be required prior to any hauling. Note: If haul routes will be utilizing incorporated city roads, contact the appropriate cities for road haul approvals.

*Haul routes are not known at this time because it will be dependent on which sites specifically need the fill material. As soon as we have a time frame of when the permit will be issued, we will have a better idea of the location and can specify the haul route. The contractor will be responsible for procuring these agreements at the appropriate time.*

7. Per comments from the King County Hearing Examiner, a restoration/reforestation plan will need to be submitted for review and approval as part of this clearing and grading permit. The plan shall encompass the entire parcel for planting with a variety of native trees, shrubs, legumes, and grasses indigenous to the surrounding area. A Planting plan will need to include soil amendment requirements per King County Code 16.82.100.G.1. The re-forestation plan will need to show how compliance with the King County Surface Water Design Manual will be met for reestablishment of drainage patterns that reestablish natural conditions of aquifer recharge, water velocity, volume and turbidity within six months of restoration and that precludes water from collecting or becoming stagnant.

*A restoration/reforestation plan has been prepared and is included with this submittal.*

8. Provide a narrative explaining how the Restoration Plan meets:

Final grades shall generally conform to standards in K.C.C. 16.82.100 and the following:

- Be such so as to encourage the uses permitted within the primarily surrounding zone or, if applicable, the underlying or potential zone classification; Result in drainage patterns that reestablish natural conditions of aquifer recharge, water velocity, volume and turbidity within six months of restoration and that precludes water from collecting or becoming stagnant. Suitable drainage systems approved by the department shall be constructed or installed where natural drainage conditions are not possible or where necessary to control erosion. All constructed drainage systems shall be designed consistent with the Surface Water Design Manual; and
- Be planted with a variety of trees, shrubs, legumes and grasses indigenous to the surrounding area and appropriate for the soil, moisture and exposure conditions; and
- Except for roads and areas incorporated into drainage facilities, be surfaced with soil of a quality at least equal to the topsoil of the land areas immediately surrounding, and to a depth of the topsoil of land area immediately surrounding six inches, whichever is greater;

- A condition requiring that all grading and construction activities be completed within sixty months of February 27, 2016, except as allowed to be extended in accordance K.C.C. 20.20.105.

*A restoration/reforestation plan has been prepared and is included with this submittal.*

9. Submit a landscaping bond quantity worksheet for the proposed plantings and soil amendments. Financial guarantees will be required for the restoration/reforestation prior to issuance of the clearing and grading permit. Attached is King County Restoration Guidelines for reference

*The King County bond quantity worksheet has been completed and is included with this submittal*

10. A class IV conversion Forest Practice Approval review and approval will be required as part of the clearing and grading permit for the merchantable timber harvest associated with the proposed clearing.

*Since a majority of the site is currently a pasture, only a minimal amount of trees around the perimeter will be removed. The amount will be under the 5,000 board feet threshold, therefore a Forest Practice Approval will not be needed.*

Site-plan:

The Hearing Examiner remand order requires an approved site-plan. An updated revised site-plan will need to address more thoroughly the requirements. Please provide an updated site-plan(s) that:

1. Provide a Parking Plan that identifies the following additional information per KCC 21A.18;
  - a. Parking calculations for the propose uses  
*This information has been added to the site plan.*
  - b. The number, location and uses served for any shared parking (21A.18.040).  
*This information has been added to the site plan.*
  - c. Accessible parking; number and locations, identify accessible routes of travel,  
*This information has been added to the site plan.*
  - d. Parking and drive aisle dimensions (21A.18.110),  
*This information has been added to the site plan.*
  - e. The number location and dimensions of any "compact stalls",  
*No compact stalls are proposed at this time.*

- f. Identify Transit and rideshare parking provisions (21A.18.090),  
A pedestrian and bicycle circulation plan (21A.18.100)  
*Due to the use of the buildings, we do not foresee any pedestrians or bicyclists traveling through the site. The users will most likely park directly in front of the building they are accessing. In addition, all paved areas are available for bicycle and pedestrian access.*
  - g. Identify surfacing materials.  
*This information has been added to the site plan.*
2. Provide a landscape plan(s) that identifies the following information per KCC 21A.16;
- a. Identify and provide landscape – surface parking area calculations.
  - b. Identify if or how proposed existing landscape buffers meet the requirements for a 20 ft. Type I screen.
  - c. Provide planting / land scape installation plans for all landscape area that demonstrate compliance with 21A.16.090 & 21A.16.115.
  - d. Provide a water use and irrigation plan  
*These plans are being prepared by the project's landscape architect and will be submitted separately.*
3. General Site Plan update;
- a. Identify location(s), types and dimensions of garbage and recyclable enclosures (KCC21A.14.210).  
*This information has been added to the site plan.*
  - b. Provide impervious surface calculations for the site area and identify all impervious areas.  
*This information has been added to the site plan.*
  - c. Identify "Fire Access" lanes.  
*This information has been added to the site plan.*  
Identify the location, type and height of any fencing, rockeries and retaining walls.  
*This information has been added to the site plan.*

4. Lighting Plan

- a. Provide a lighting plan consistent with the light and glare study and that identifies the type, height and location of exterior lighting.
- b. A photometric plan for the whole site and that identifies compliance with no more than one foot candle at the northern and easterly property lines abutting RA zoned properties.

*These plans are being prepared by the project's electrical engineer and will be submitted separately.*