

**SEPA Rules - WAC 197-11-970**  
**Mitigated Determination of Non-Significance (MDNS)**  
*J&D Hwy 101 RV/Campground*  
*Forks, Washington*

**Project**

**Proponent:** Giancarlo & Debra Buonpane  
P.O. Box 327  
Beaver, WA 98331

**Description  
of proposal:**

The Buonpane's seek to develop a five acre previously forested parcel into a campground with 18 recreational vehicle (RV) spaces with full hook ups (electrical, water, septic) and also 10 semi-primitive tent sites. The development would include an office building with shower facilities and an outdoor kitchen. Approximately 1,600' of internal access compacted gravel roadways would also be created to provide internal access to the spaces and amenities being provided. In addition, a parking lot for up to ten (10) vehicles would be developed. An on-site septic system approved by Clallam County Environmental Health would be installed to address sewage/septic needs. There would be a maximum stay of 30 days at one time and no-long term parking would be available.

Property has the ability to access city water, electrical provided by the PUD, and telecommunications access via CenturyLink. Further, a paved commercial approach meeting state standards would be developed for this development.

**Location of  
Property:**

In the 192500-600 Block of Highway 101 (approximately 1,200 feet north, northeast of the Calawah River Bridge) Forks, Washington

**Legal  
Description**

**Property:** Surveyed lot created in a portion of the SE ¼ of the NE ¼ lying northerly of U.S. Highway 101 in Section 5, Township 28 North, Range 13 West, W.M., Clallam County, recorded in Vol 13 of Surveys, Page 74 on 11 Jan 1988. Tax Id. Parcel 1328054140150.

**Lead Agency** Rod Fleck, City Attorney/Planner  
City of Forks  
500 East Division  
Forks, Washington 98331

**Proposed  
Project:**

Convert a 5+ acre parcel located in the City of Forks that had previously been managed for commercial forestry into a combination RV and camping facility with 18 RV sites and ten (10) camping sites. On-site septic as approved by Clallam County will address wastewater, other utilities will be provided as described above. Proponents note that the longest stay would be a maximum of 30 days.

**Prior SEPA**

**Documents:** None associated with this proposal.

**Mitigation required:**

1. Applicant will be required to obtain a Conditional Use Permit from the Forks Planning Commission which is scheduled to hear that request at a public meeting on 29 Sep 2021 for which notice has already been published.
2. Applicant's contractor must be required to immediately notify the City if their Contractor, or any subcontractors, and their employees any archaeological resource(s), as well as, any discovery of human remains. Notification protocol shall include the City of Forks (Forks Police Department and City Attorney's Office), the Quileute Tribal Council, and DAHP. Said protocol shall include stop work provisions, as well as penalty provisions if not followed by the Contractor and/or their subcontractors.
3. All stormwater drainage must be constructed to ensure that:
  - a. it is kept on site;
  - b. if applicable, the drainage system's dry wells or similar such devices are registered in accordance with the Department of Ecology's injection well registration requirements; and,
  - c. that the drainage system is reviewed by the Building Inspector prior to construction.
4. Access from SR 101 will require a driveway permit with the existing commercial access being the primary entry point. City and Applicant have received information from WSDOT regarding the access and have been told that a standard commercial access developed by the guidelines adopted by the City would be sufficient for this intended use. Applicant will be responsible for the construction of any new approach.
5. All utility connections must be done pursuant to the utility providers' requirements in a manner that meets local, state and/or federal code requirements. In addition, Applicant is specifically reminded to utilize the '811 - Call Before You Dig' process in all future construction, road access development, and utility extensions into the site. Further, each RV connection must be done in a manner that comports with local utility provider requirements and state law.
6. Exterior lighting of the building will be installed in such a way to ensure that lighting is directed downward and remains primarily on-site.

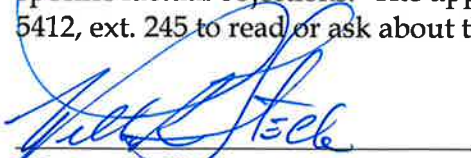
The Lead Agency has determined that the above items do not have a probable significant adverse impact based upon the proposed mitigation required above. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2). This decision was made after review of a complete environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**This MDNS is issued under 197-11-340 (2); the lead agency will not act on this proposal for a period of 14 days from the date of issuance to allow for agency review and comment, as well as comments from the general public.** Comments must be submitted to the City Planner at:

Rod Fleck, City Attorney/Planner  
Forks City Hall  
500 East Division  
Forks, Washington 98331

Comments will be accepted up to 5 p.m., 27 Sep 2021. The City will review said comments together to determine the impact upon the stated MDNS. Submittal of comments is not the same as a written appeal of this determination, or asserting lead agency status. The City may not issue any other determination if the review of the comments does not alter the stated MDNS.

You may appeal this determination no later than noon, 27 Sep 2021, by filing a written appeal with the City Clerk of Forks at 500 East Division, Forks, Washington 98331. You should be prepared to make specific factual objections. The appeal must be received prior to 5 P.M. Contact Rod Fleck at 360/374-5412, ext. 245 to read or ask about the procedures for appeals.



William R. Fleck  
Attorney/Planner

Date: 10 Sep 2021

