SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [help]

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [help]

1. Name of proposed project, if applicable: [help]

Proposed Ordinance 2015-0170 - Zoning Reclassification of Parcel No. 2022069011 – Maple Valley Industries, LLC

2. Name of applicant: [help]

This proposal was initiated by the King County Council.

3. Address and phone number of applicant and contact person: [help]

Contact information for the King County Council is as follows:
Erin Auzins, Principal Legislative Analyst
516 Third Ave., Rm 1200
Seattle, WA 98104
206-477-0687

4. Date checklist prepared: [help]

April 29, 2015

5. Agency requesting checklist: [help]

King County

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

The ordinance is proposed to be heard by the Hearing Examiner in June or July 2015. It is expected that the Hearing Examiner will issue a recommendation in July 2015, with a final decision by the King County Council in July or August 2015.

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

This is a nonproject action to reclassify the property from Industrial to Rural Area with a 5 acre minimum. No associated construction is proposed as part of this nonproject proposal.

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

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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. [help]

The property owner applied for several permits/reviews/approvals in 2013-2014, including: a pre-application meeting, a Critical Area Designation, a Washington State Liquor Control Board review for a marijuana producer license, an Innocent Purchaser status, and a commercial site development permit.

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

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.) [help]

Proposed ordinance 2015-0171 would reclassify Parcel No. 2022069011, which is comprised of approximately 6.5 acres, from Industrial to Rural Area with a 5 acre minimum (RA-5). Such a reclassification would result in fewer uses at a lower intensity than currently allowed. There are no development proposals or project actions associated with this downzone. Accordingly, due to the nature of the proposal, a number of questions on the checklist are inapplicable to this nonproject action; however, environmental attributes of the parcel are noted when known.

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. [help]

The proposed zoning reclassification is located at King County Parcel No. 2022069011, in unincorporated King County. This property does not appear to have an assigned address. It is located in the SW quarter of Section 20, Township 22, Range 05, EWM.

As part of the Hearing Examiner's review, he is requested to determine if there is adjacent property (including public right-of-way) that also needs to be reclassified. It appears that the current Industrial zoning extends beyond the property lines of Parcel No. 2022069011.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

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

The site generally slopes downward from east to west. It slopes from approximately 405 feet in elevation to approximately 380 feet in elevation. The site has an overall slope of approximately 14%. There are steeper slopes along the north property line, approaching 40%.

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

40%

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. [help]

Unknown. Not applicable for this nonproject action.

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

Unknown. Not applicable for this nonproject action.

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. [help]

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

None proposed for this nonproject action.

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. [help]

Not applicable for this nonproject action.

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

Not applicable for this nonproject action. This property is located adjacent to Highway 18, which could produce vehicle emissions that impact this property.

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

None proposed for this nonproject action.

3. **Water**

a. Surface Water: [help]

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. [help]

There is a stream, Jenkins Creek within 300 feet of the property, to the southwest.

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. [help]

Not applicable for this nonproject action.

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. [help]

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action. There do not appear to be any 100-year floodplains on or near this site.

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. [help]

Not applicable for this nonproject action.

b. Ground Water:

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. [help]

Not applicable for this nonproject action.

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. [help]

Not applicable for this nonproject action.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) 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. [help]

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

None proposed for this nonproject action.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

____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

Specific vegetation types are unknown. This property is currently vacant and forested.

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

Not applicable for this nonproject action.

c. List threatened and endangered species known to be on or near the site. [help]

Unknown. Not applicable for this nonproject action.

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

Unknown. Not applicable for this nonproject action.

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

Not applicable for this nonproject action. There are noxious weeds known to be in the area, including along Highway 18.

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: [help]

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Unknown. Not applicable to this nonproject action.

b. List any threatened and endangered species known to be on or near the site. [help]

Unknown. Not applicable for this nonproject action.

c. Is the site part of a migration route? If so, explain. [help]

Unknown. Not applicable for this nonproject action.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

None proposed for this nonproject action.

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

Unknown. Not applicable for this nonproject action.

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. [help]

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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: [help]

None proposed for this nonproject action.

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. [help]

Not applicable for this nonproject action.

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

Unknown. Not applicable for this nonproject action.

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.

Unknown. Not applicable for this nonproject action.

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.

Not applicable for this nonproject action.

4) Describe special emergency services that might be required.

Not applicable for this nonproject action.

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

None proposed for this nonproject action.

b. **Noise**

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

Not applicable for this nonproject action.

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. [help]

Not applicable for this nonproject action.

3) Proposed measures to reduce or control noise impacts, if any: [help]

None proposed for this nonproject action.

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. [help]

The site is currently vacant. Surrounding uses are mainly low-density residential. State Highway 18 is located to the south of this parcel. The proposal will not affect current land uses on nearby properties.

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? [help]

Unknown. Not applicable for this nonproject action.

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:

Not applicable for this nonproject action. The property is not surrounded by farm or forest land.

c. Describe any structures on the site. [help]

The site is currently vacant. There are not any structures.

d. Will any structures be demolished? If so, what? [help]

Not applicable for this nonproject action.

e. What is the current zoning classification of the site? [help]

Industrial.

f. What is the current comprehensive plan designation of the site? [help]

Rural Area.

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

N/A

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

Unknown. Not applicable for this nonproject action.

i. Approximately how many people would reside or work in the completed project? [help]

Not applicable for this nonproject action.

j. Approximately how many people would the completed project displace? [help]

Not applicable for this nonproject action.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

None proposed for this nonproject action.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The proposed ordinance will go through environmental review and a public hearing process, before being acted on by the King County Council. The zoning reclassification, if approved, would be consistent with the comprehensive plan designation.

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

None proposed for this nonproject action.

9. **Housing**

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

c. Proposed measures to reduce or control housing impacts, if any: [help]

None proposed for this nonproject action.

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? [help]

Not applicable for this nonproject action.

b. What views in the immediate vicinity would be altered or obstructed? [help]

Not applicable for this nonproject action.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

None proposed for this nonproject action.

11. Light and glare

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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

None proposed for this nonproject action.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Not applicable for this nonproject action. There are a variety of recreational opportunities in unincorporated King County. The nearest parks are Cedar Creek Park to the east, and Covington Community Park to the west

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

No, not applicable for this nonproject action.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

None proposed for this nonproject action.

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 located on or near the site? If so, specifically describe. [help]

Unknown. Not applicable for this nonproject action.

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. [help]

Unknown. Not applicable for this nonproject action. No cultural resources will be impacted by the proposed zoning reclassification, as no construction or alteration to the environment is proposed as part of this proposal.

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. [help]

Not applicable for this nonproject action.

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.

None proposed for this nonproject action.

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. [help]

Not applicable for this nonproject action. The site abuts SE 248th Street, a local access road.

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? [help]

Unknown. Not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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). [help]

No, not applicable for this nonproject action.

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

Not applicable for this nonproject action.

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? [help]

Not applicable for this nonproject action.

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.

Not applicable for this nonproject action.

h. Proposed measures to reduce or control transportation impacts, if any: [help]

None proposed for this nonproject action.

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. [help]

No, not applicable for this nonproject action.

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

None proposed for this nonproject action.

16. **Utilities**

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Unknown. Not applicable for this nonproject action.

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. [help]

Not applicable for this nonproject action.

C. Signature [HELP]

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: EAuzins

Name of signee: Erin Auzins

Position and Agency/Organization: Principal Legislative Analyst, King County Council

Date Submitted: April 28, 2015

D. supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal will not increase discharges to water, emissions to air, or toxic or hazardous substance production, storage or release. This is a site-specific zoning reclassification from Industrial to RA-5 zoning. RA-5 zoning allows for fewer uses at a lower intensity than Industrial zoning.

Proposed measures to avoid or reduce such increases are:

None proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed zoning reclassification is not expected to impact plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed zoning reclassification is not expected to change energy or natural resource consumption.

Proposed measures to protect or conserve energy and natural resources are:

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed zoning reclassification is not expected to impact environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed zoning reclassification is not expected to impact land use plans or the shoreline master program. The reclassification would be consistent with the adopted comprehensive plan land use designation.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None proposed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed zoning reclassification is not expected to increase the demand for transportation, public services or utilities.

Proposed measures to reduce or respond to such demand(s) are:

None proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed zoning reclassification is not expected to conflict with, or change, any requirements for protection of the environment.