

CDUP19-0006

SEPA ENVIRONMENTAL CHECKLIST

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:

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.

A. Background

1. Name of proposed project, if applicable:

60 Acres North Park Conditional Use Permit for Existing Soccer Playing Fields and Supporting Facilities

2. Name of applicant:

Lake Washington Youth Soccer Association (LWYSA)

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

Lake Washington Youth Soccer Association
12312 134th Court NE
Redmond, WA 98052
Kevin Allison, Board President
425.821.1741

Farallon Consulting, LLC
975 5th Avenue NW
Issaquah, WA 98027
Chris Kovac, PE, Applicant's Representative
425.864.8246

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4. Date checklist prepared: November 25, 2019

5. Agency requesting checklist:

King County Department of Local Services (DLS), Permitting Division
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266

Fereshteh Dehkordi, Senior Project Manager

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

No new development is proposed on the site. The Conditional Use Permit will authorize existing non-conforming uses that have more than 45-year history on the site.

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

LWYSA may add landscaping (trees, other plantings) and an irrigation system to the hillside parking area.

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

Farallon Consulting, LLC. October 16, 2019. *Technical Information Report: Lake Washington Youth Soccer Association, Sixty Acres North.*

Terra Associates, Inc. January 16, 2014. *Geotechnical Report, Sixty acres North Soccer Fields.*

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 other applications pending for governmental approvals of other proposals directly affecting the 60 Acres North Park site.

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

Conditional Use Permit

King County Department of Local Services,
Permitting Division

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.

60 Acres North Park has been utilized for active recreational purposes since at least the early 1970s. King County and the Lake Washington Youth Soccer Association (LWYSA) entered into numerous agreements since 1971 in which LWYSA has been responsible for developing and operating 60 Acres North as a large-scale soccer facility. This principal use of the site predates the 1985 King County Comprehensive Plan designation of Agricultural Production District, as well as the 1993 Agricultural zoning classification (A-10). 60 Acres North Park has been configured for 16 soccer fields since 1995

(see Figure 2, Site Plan). The soccer facility use of the site is an allowed non-conforming use under KCC 21A.06.800. The history of site development is provided in CUP application Exhibit A: Development and Improvement Narrative.

LWYSA proposes to continue to use a portion of the hillside east of the developed soccer fields for overflow parking during summer tournaments. Hillside vehicle access and parking areas are generally defined by existing topographical benches (see Figure 2).¹ Vehicles access the hillside using an existing driveway through the maintenance area behind the office/maintenance storage building. Access to the overflow parking area is controlled by fences with lockable gates, cables/chains, and/or other site control measures. Existing grass cover of the access route and of the hillside parking area will remain. The total estimate of parking that may be accommodated in this area is approximately 600 to 800 spaces; however, in the absence of striping, actual parking may be less dense than the maximum estimate. Seasonal parking in this area has occurred on the site since at least 1990. LWYSA agreed to seek Conditional Use Permit authorization for this overflow parking use, and to limit this occurrence to a maximum of 30 days per year.² LWYSA may install additional trees, plantings, and an irrigation system in the hillside parking area. Mitigation measures proposed for hillside parking include:

- Restricting overflow parking in this area to 30 days or less on a cumulative, annual basis;
- Restricting parking in this area to normally dry months of the year (June through mid-September);
- Restoring grass vegetation on the hillside by October 15 of each year.

King County Department of Local Services (DLS), and the King County Department of Natural Resources and Parks identified the Conditional Use Permit process as an appropriate mechanism to bring all site development and previously-completed site improvements into compliance with applicable King County Zoning Code and permitting requirements, and King County Comprehensive Land Use Plan policies. No change is proposed to the existing use or improvements that have been in place for many years.

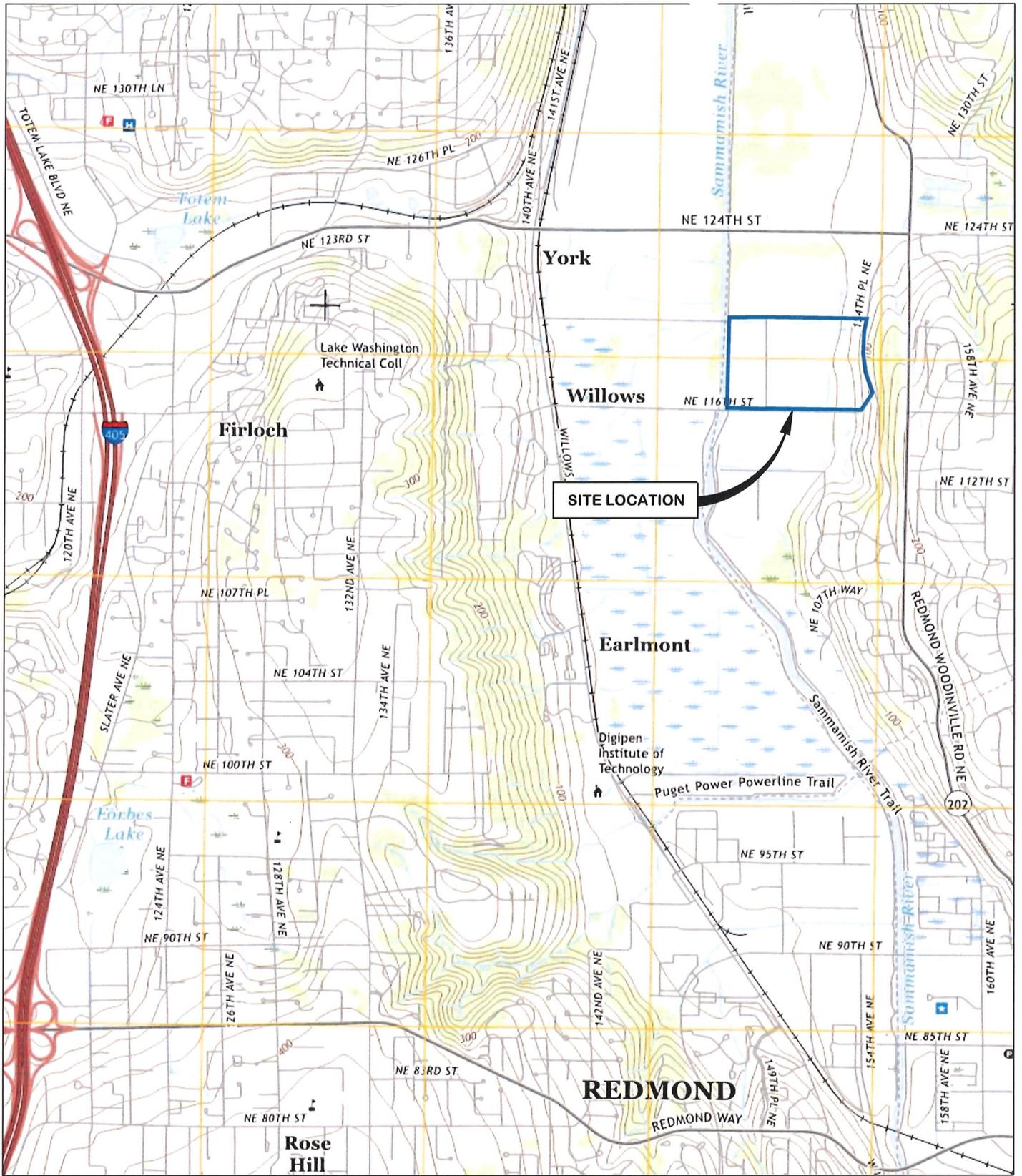
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). 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.

The site consists of King County Parcel No. 942850-0080, 60 acres in size. Existing site development includes approximately 54 acres of natural grass soccer fields, 5 acres of gravel parking lots, a maintenance area, and a hillside area along the eastern boundary.

The site address is 15200 NE 116th Street, Redmond, WA 98052. The park is within the unincorporated area of King County, within Section 26, Township 26N, Range 05E. See Figure 1, Vicinity Map.

¹ The extent and layout of limited (temporary, seasonal) overflow parking in the hillside area shown on Figure 2 is approximate.

² The land use and Conditional Use Permit criteria analysis of the hillside parking use is described in CUP application Exhibit C: *Compliance Narrative for 60 Acres Park*.



REFERENCE: 7.5 MINUTE USGS QUADRANGLE KIRKLAND, WASHINGTON. DATED 2017

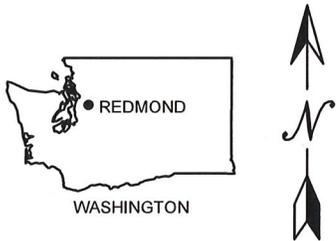
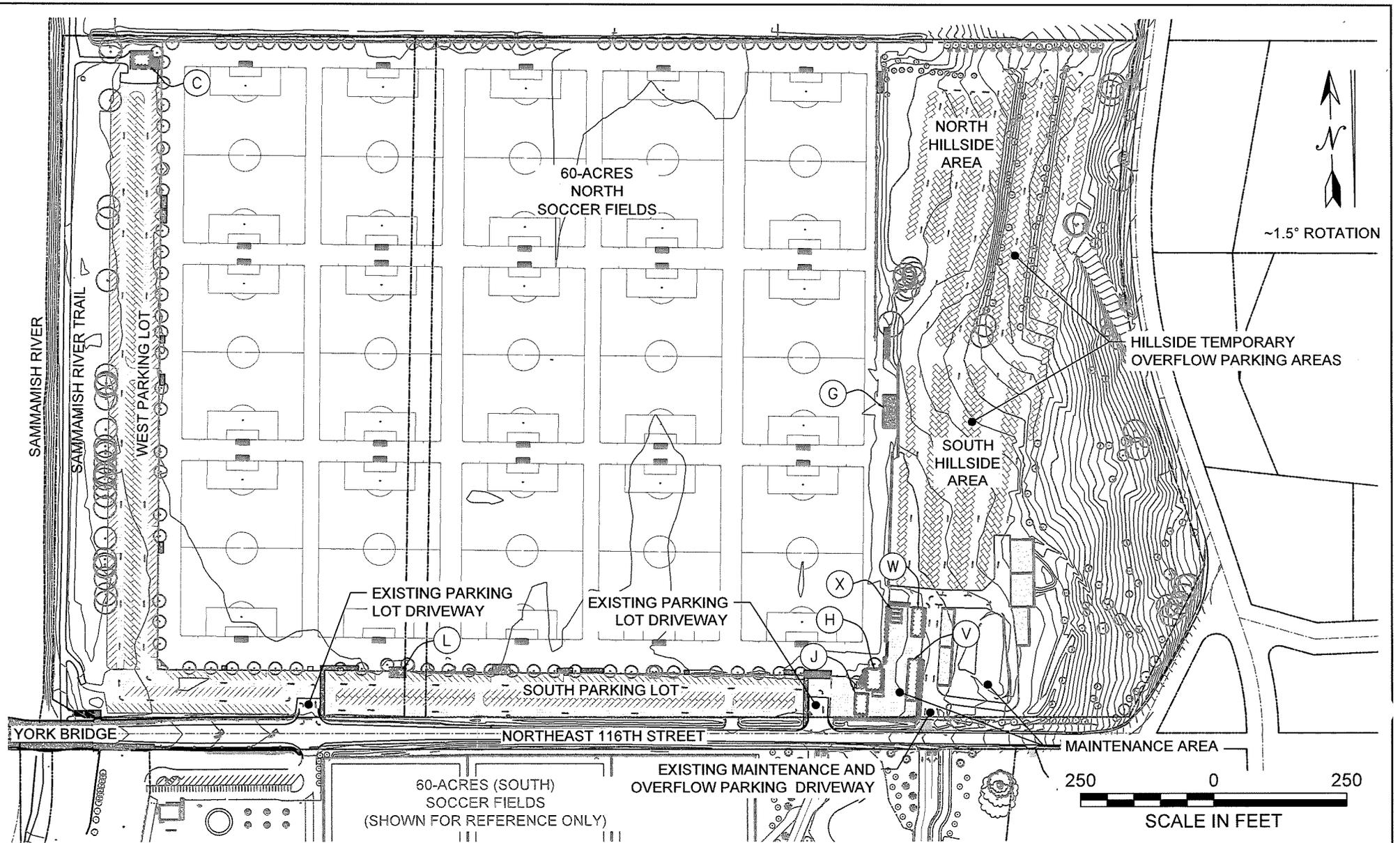


FIGURE 1
VICINITY MAP
LAKE WASHINGTON YOUTH SOCCER ASSOCIATION
SIXTY ACRES NORTH
15200 NORTHEAST 116TH STREET
REDMOND, WASHINGTON



BUILDING IDENTIFIERS

- | | |
|---|---------------------------------------|
| C - NORTHWEST RESTROOM AND CONCESSIONS BUILDING | L - POP SHACK |
| G - PICNIC SHELTER | V - MAINTENANCE SHED |
| H - OFFICE AND STORAGE BUILDING | W - MAINTENANCE SHED |
| J - MAINTENANCE SHED | X - METAL SHIPPING/STORAGE CONTAINERS |

NOTE: BUILDING IDENTIFIERS SHOWN HEREON ARE NONSEQUENTIAL AND CORRESPOND TO THE IDENTIFIERS SHOWN ON SHEET C1.00B OF THE SUBMITTED CONDITIONAL USE PERMIT APPLICATION PLAN SET.

FIGURE 2
 SITE PLAN (EXISTING CONDITIONS)
 LAKE WASHINGTON YOUTH SOCCER ASSOCIATION
 SIXTY ACRES NORTH
 15200 NORTHEAST 116TH STREET
 REDMOND, WASHINGTON

B. Environmental Elements

1. Earth

a. General description of the site:

Flat, rolling, hilly, steep slopes, mountainous, other _____.

The field, gravel parking, and maintenance areas are all generally flat. Hillside areas on the eastern portion of the site are moderately sloped, with a series of existing topographic benches or terraces.

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

The steepest slope on the site is approximately 25% in limited portions of the eastern hillside area. The majority of the eastern hillside is generally moderately sloped and terraced.

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.

Soils observed in geotechnical borings performed on the site in December 2013 consist of alluvium comprised primarily of medium dense, fine to medium sand and sand with silt. Approximately the upper 2 feet of soils consist of about 6 inches of sod and topsoil and stiff, mottled, slightly clayed to clayed sandy silt and/or light gray diatomaceous earth (Terra Associates, Inc., January 16, 2014).

The Geologic Map of the Kirkland Quadrangle, Washington (Minard 1983) shows site soils mapped as younger alluvium (Qyal). This is consistent with the soils observed by the geotechnical consultant in test borings.

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

No. There are no surface indications or history of unstable soils on the site. Moderate slopes on the east hillside are grass-covered and maintained.

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.

No fill, excavation, or grading is proposed.

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

Since no clearing or construction is proposed, no erosion is anticipated. The moderate slope of the hillside parking area is stabilized with grass cover. No significant erosion occurs in this area as a result of limited (temporary, seasonal) overflow parking.

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

No surfacing (e.g., no gravel or paving) is proposed for the hillside area that accommodates temporary seasonal overflow parking.

Conditional Use Permit Application Exhibit C: Compliance Narrative for 60 Acres Park, describes the addition of impervious surfaces to the site in 2013 and 2015 to address safety, sanitation and accessibility issues. In 2013, small concrete pads were installed at locations along the south and west fence lines to facilitate installing portable restrooms. In 2015, concrete pads were installed at select pedestrian entrances (labeled Q and U on plan sheet C1.00B) to help prevent degradation of the ground surface in these areas.

In the Agriculture (A-10) zone in which 60 Acres North Park is located, the maximum impervious surface percentage for lots larger than one acre in size is 15%. The total site area is 2,614,867 square feet (sf). Fifteen percent of this area is 392,230 sf. Total impervious surface site coverage under existing conditions is 293,380 sf, approximately 11.22% of the site (see the Development Improvements Summary on Sheet C1.00B of the plan set). Existing conditions are the same as proposed conditions.

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

Mitigation measures proposed by LWYSA to limit the potential impacts of hillside parking include:

- Restricting overflow parking in this area to 30 days or less on a cumulative, annual basis;
- Restricting parking in this area to normally dry months of the year (June through mid-September);
- Restoring grass vegetation on the hillside after parking events.³

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.

Emissions to the air from gasoline- and diesel-powered vehicles and equipment occur during use and maintenance of the soccer fields. Emissions during use of the fields primarily originates from visitor vehicles.

The greenhouse gas emissions worksheet attached to this SEPA Checklist shows that the “public assembly” use of 60 Acres North Park generates approximately 2,121 lifespan emission units of carbon monoxide (CO₂) per thousand square feet of park area, and approximately 2,401 lifespan emission units of CO₂ per thousand square feet of “warehouse and storage” space on the site.

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

No. There are no off-site sources of emissions or odors that affect soccer field use of 60 Acres North Park.

³ CUP Exhibit C: *Compliance Narrative for 60 Acres Park.*

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

There will be no change in air quality impacts; therefore, no measures are proposed to reduce or control such impacts.

3. Water

a. Surface Water:

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

60 Acres North Park is adjacent to the Sammamish River.

- 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.**

No work is proposed within 200 feet of the Sammamish River.

- 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.**

No fill or dredge material would be placed in or removed from surface water or wetlands.

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

The soccer field use of the site does not require surface water withdrawals or diversions.

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

The site is identified on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel 360 of 1725 (Map No. 53033C0360G) as being in two flood risk areas, both Zone X areas. The majority of the site's Zone X areas have been determined to be outside the 500-year floodplain. A portion of the site is within a Zone X area of a 500-year flood, defined as areas of a 100-year flood with average water depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected from a 100-year flood by levees. See Figure 8 in the *Technical Information Report* (Farallon Consulting, LLC, October 16, 2019).

- 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 waste materials are discharged to surface waters.

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.**

Potable (drinking) water is provided to the site from the City of Redmond water supply system. The City bills King County for utilities, so the quantity of drinking water used at 60 Acres North Park is not known to LWYSA. Usage is minimal for outside bathrooms at the northwest concessions/restroom building. These bathrooms are closed during winter months. There are only two useable potable water faucets on the property.

60 Acres North Park has an established water right owned by King County for withdrawal of field irrigation water from the Sammamish River. The 4-year average application of irrigation water to the soccer fields was approximately 12 million gallons (10,228,200 gallons in 2019).

- 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 waste material would be discharged into the ground from septic tanks or other sources. On-site bathroom facilities at the northwest concessions/restroom building are served by a City of Redmond sewer connection. Elsewhere around the perimeter of parking areas, restroom facilities are provided by portable toilets.

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.**

Stormwater runoff from the site is conveyed via sheet flow and shallow concentrated surface flow generally toward the grass soccer field areas. Runoff flows are managed via full dispersion in the grass field areas, followed by apparent and inferred infiltration into the grass soccer fields that are underlain by sandy soils. An overflow ditch along the northern boundary of the site collects runoff overflow during heavier winter precipitation events. This overflow ditch conveys runoff westward toward the Sammamish River. At the western end of the overflow ditch near the eastern side of the Sammamish River Trail, runoff is conveyed via a culvert that extends eastward under the Sammamish River Trail and discharges directly to the Sammamish River. Because the site discharges directly to the river, site stormwater management is exempt from *King County Surface Water Design Manual* flow control requirements (Farallon Consulting, LLC, October 16, 2019).

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

No waste materials enter groundwater or surface water.

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

The site stormwater management system maintains overall existing drainage patterns, and effectively employs the soccer field areas as a flow-control best management practice.

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

Proposed conditions are shown on Figure 9 in the *Technical Information Report* (Farallon Consulting, LLC, October 16, 2019).⁴ There is no proposed engineered conveyance system, as all stormwater will continue to be managed via full dispersion and infiltration. Runoff release flow rates from existing site improvements are not anticipated to increase flow rates to on-site or off-site conveyance systems and will not alter the existing drainage pattern.

LWYSA is responsible for maintenance and operation of the stormwater management system. Standard maintenance and operation requirements are described in Appendix C of the *Technical Information Report* (Farallon Consulting, LLC, October 16, 2019).

The flow of runoff from both on-site pollutant-generating surfaces and nonpollution-generating surfaces is conveyed through the grass soccer fields. Full dispersion and infiltration to organic soils underlain by sandy soils provides effective water quality management (Farallon Consulting, LLC, October 16, 2019).

Spill containment supplies are stored in existing on-site maintenance areas.

4. Plants

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

- X deciduous tree: alder, maple, aspen, other: oak, cottonwood
- X evergreen tree: fir, cedar, pine, other
- X shrubs: Arborvitae, Otto Luyken laurel
- X grass: athletic field turf
- ___ 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
- X other types of vegetation: Himalayan blackberry

The 60 Acres North Park site is predominantly covered with grass that is irrigated and mown during the growing season. There is a row of oak trees 8 to 12 inches in diameter at breast height (dbh) along the south fence line, between the parking area and the fields. The same species of oak occurs along the west fence line, each approximately 18 inches dbh. Arborvitae plantings screen maintenance areas from NE 116th Street and from the field (north of the office/maintenance storage building). Otto Luyken laurel shrubs along the top of the concrete block retaining wall that separates the hillside

⁴ "Proposed conditions" are the same as existing conditions and represent the completed conversion of the approximately 60 acres of former (prior to 1970) farm, pasture, and undeveloped areas into 54 acres of soccer fields, 5 acres of gravel parking lots, a maintenance area consisting of equipment sheds, and the hillside area on the eastern portion of the site (see Figure 2).

parking area from the fields will eventually form a hedge in this area. There is a single short-needled pine on the slope north of the picnic shelter. A small grove of cottonwood trees with Himalayan blackberry understory occurs around a small depression north of the pine tree on the east slope of the site, north of the picnic shelter.

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

No existing vegetation will be removed or altered. Mowed grass will remain in the hillside area proposed for temporary seasonal overflow parking.

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

There are no threatened or endangered plant species known to occur 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:

The hillside area impacted by temporary seasonal overflow parking will be restored (revegetated) by October 15 of each year. LWYSA may add trees and additional plantings in the hillside parking area.

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

There are no noxious weeds or invasive species on the sports fields themselves. Himalayan blackberry, a Class C noxious weed and an invasive species, occurs in a small depression north of the hillside parking area. This area will not be altered.

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: American crow

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Only American crow were observed on the site during a November 13, 2019 site inspection. The natural turf fields and grass-covered hillside slope are likely occasionally also used by other common species like gulls (resting ahead of an approaching storm) and robins (foraging).

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

There are no threatened or endangered bird or animal species known to occur on or near the site.

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

Birds migrate through the Puget Sound area on an annual basis. Due to the lack of diversity in vegetative cover, the sports fields do not provide significant resting, foraging, or breeding habitat for migratory birds.

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

If additional landscaping is provided in the hillside parking area, this could improve on-site habitat for birds.

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

There are no invasive animal species known to occur 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.

Electrical energy is used to operate the soccer field irrigation system.

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

No. The soccer field use of the site does not affect opportunities for adjacent properties to use solar energy.

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:

Not applicable.

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.

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

There is no known or possible contamination at the site from present or past uses. 60 Acres North Park has been in natural turf soccer field use since the early to mid-1970s.

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 hazardous chemicals or conditions that might affect the seasonal hillside parking use.

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.

The LWYSA soccer field maintenance program uses fertilizer and herbicides for grass field maintenance. Fertilizer consists of varying quantities of nitrogen, phosphorus and potassium

depending on the season. The herbicide is glyphosate. These materials are applied as soon as possible after delivery, with the result that only small quantities may occasionally be stored on the site.

Gasoline and diesel fuel used to operate site maintenance equipment is stored in 100 gallon tanks in on-site truck beds.

4) Describe special emergency services that might be required.

There is no demonstrated need for special emergency services on the site.

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

Spill containment supplies are stored in maintenance areas on the site.

b. Noise

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

There is occasional traffic noise on the site from vehicles traveling on NE 116th Street. Distant noise from vehicles traveling on valley roadways and SR 522 is also audible. This noise does not adversely affect recreational use of 60 Acres North Park.

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.

During the soccer season, noise is generated on the site on game days and during practice. This noise is limited to daytime hours (since there is no field lighting) during the months of April through October.

When the fields are not in use for soccer, informal recreation activities such as the operation of remote-controlled planes and drones generate low-level noise.

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

The daytime schedule of recreational activities on the site limits noise impacts to homes on the east slope of the valley.

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.

60 Acres North Park is a natural turf field that is developed and used extensively for youth soccer practice and games. Supporting facilities include irrigation, on-site parking, a picnic shelter, a prefabricated building used for an office/maintenance storage, maintenance sheds, portable restrooms, and mature trees planted along fence lines that border parking areas. There is no field lighting or amplified sound system associated with the soccer field use. The fields are used seasonally, during the drier months of the year (approximately April through October).

Adjacent land uses include 60 Acres South Park south of NE 116th Street; the Sammamish River Trail and a Christmas tree farm to the west; Willowcrest Stables to the North; and low-density single-family residential use on the slope above the site to the east.

Acquisition of a Conditional Use Permit to authorize the non-conforming use within the A-10 zone will not adversely affect existing land uses on adjacent properties. The site has been used by youth soccer teams as a large-scale recreational facility since the early 1970s, including temporary seasonal overflow parking at the base of the slope along the eastern side of the property since at least 1990. No change in use is proposed, other than to limit hillside parking to not exceed 30 days per year during peak periods of field 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 Sammamish River Valley was historically used for farming and grazing. The property was acquired by King County in the late 1960s and became a park in the early 1970s. LWYSA has no record of prior use of the site, though it appears to have been open pasture for horses and/or hay.

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

There are presently no adverse effects on the soccer field use of the site from the Christmas tree farm to the west or the equestrian stables and pasture to the north. No adverse effects are anticipated as a result of acquiring the Conditional Use Permit for the existing use and development on the site.

c. Describe any structures on the site.

The location and footprint of existing structures on the site is shown on the Site Plan (Sheet C1.00B of the plan set, and SEPA Checklist Figure 2).

A restroom and concessions building was constructed in the northwest corner of the site, at the north end of the west parking lot, during the period 1973-1977. It is an unpainted concrete block building with blue trim and a metal roof, approximately 1,752 square feet (sf) in size and 16 feet tall. Utilities extended to serve this building included electrical power, water, and a sewer connection.

The office/maintenance storage building, onsite since 2002, is a prefabricated structure with wood siding, beige in color with ivory trim, and an ivory-colored metal roof. It is approximately 1,161 sf in size and estimated to be 15 feet tall. This building is used for meeting space and for LWYSA maintenance staff storage.

The main maintenance shed adjacent to the office/maintenance storage building (between the prefabricated structure and NE 116th Street) is similar in appearance with beige-colored aluminum siding and a metal roof. It is approximately 950 sf in size and estimated to be 18 feet tall. The main maintenance shed is flanked by two small storage units, one on each side, similar in color and exterior appearance. All three of these structures (the maintenance shed and storage units) have a roll-up garage door on the west side, facing a crushed-rock parking area. Grounds maintenance

supplies and equipment are stored in these units. The maintenance shed, “pop shack” and large picnic shelter were added to the site between 1995 and 2009.

The pop shack is a small wood-frame structure (262 sf) located along the south fence line at the Gate C entrance to the fields. It is similar in appearance to the office/maintenance storage building and the main maintenance shed, with beige-colored wood siding and a metal roof.

The open-sided picnic shelter along the east side of the fields is a wood-framed roofed area over a concrete slab in front (west) of the concrete block retaining wall below the hillside parking area. The footprint of this structure is 1,620 sf, and it is estimated to be 12 feet tall.

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

No existing structures on the site will be demolished.

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

A-10 (Agriculture, 10 acres minimum).

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

Open Space/Recreation.

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

Rural.

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

The 60 Acres North site is mapped within a seismic hazard area and as a critical aquifer recharge area. See the response to SEPA Checklist Question B.3.d, above, regarding on-site stormwater quality treatment.

The property is not within a 100-year floodplain as determined by King County (2019); however, according to FEMA, the northern portion is within a Zone X area of a 500-year flood. See the *Technical Information Report* (Farallon Consulting, LLC, October 16, 2019), and additional information in the response to SEPA Checklist Question B.3.a (5), above. The site receives flood protection from the Sammamish River levee.

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

There are and will be no residents on the site. There are 5 full-time employees on the park site associated with the soccer fields use. The number of employees reaches a seasonal high of as many as 50 workers.

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

No persons would be displaced as a result of approval of the Conditional Use Permit.

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:

Documentation that accompanies the CUP application describes the historical use of the site since the early 1970s when 60 Acres Park was acquired by King County under a Forward Thrust bond measure that required the site to be used as a recreational park. The site was officially declared a park in 1974. Application documents also describe King County agreements with LWYSA for soccer facility use of the park since 1973.⁵ In particular, a 1984 agreement between the County and LWYSA requires LWYSA to “*maintain the premises for use by LWYSA as a soccer facility,*” and to “*improve and develop the premises as a soccer facility,*” indicating the County’s approval of this land use. Subsequent agreements entered into between the County and LWYSA confirm the principal use of 60 Acres North Park as a “*large-scale soccer facility.*”

The King County Agricultural Production District (APD) designation of the site in 1985 occurred more than a decade after the County established 60 Acres Park, and a year after the County entered into the agreement with LWYSA to maintain, improve and develop the premises as a soccer facility (described above). CUP application Exhibit C: *Compliance Narrative for 60 Acres Park*, includes an analysis of the relationship of the soccer facility use to King County Comprehensive Land Use Plan policies for APDs.

A 1995 amendment to the Washington State Growth Management Act (GMA)⁶ provides that playing fields and supporting facilities in existence before July 2004 on designated recreational lands shall be considered in compliance with the requirements of GMA (RCW 36.70A.171). A site qualifies as “designated recreational land” if, immediately prior to the designation, it was designated as agricultural land and had existing playing fields and supporting facilities before July 2004 (RCW 36.70A.030[15]).⁷

King County did SEPA review in April 2008 prior to County Council action on the *Use Agreement for a First-Class Soccer Facility located at Sixty Acres Park*. No land use incompatibilities were identified in that SEPA Checklist, and the County entered into the 30-year Use Agreement with LWYSA to “*develop, maintain and operate both the North and South 60 Acres Park as a recreational facility for the benefit of the public.*”

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The existing soccer facility use does not adversely affect return to agricultural use of the site at some future time, if desired. Field equipment (primarily goal cages), portable restrooms, the prefabricated

⁵ CUP Application Exhibit A: *Development and Improvement Narrative for 60 Acres Park*, and Exhibit C: *Compliance Narrative for 60 Acres Park*.

⁶ Engrossed House Bill (EHB) 2241.

⁷ The process for designating recreational facilities provided by EHB 2241 was limited to counties with populations fewer than one million. This size limit did not apply to King County; however, the 60 Acres North Park use is consistent with the intent of this GMA amendment, and numerous King County actions and agreements between 1971 and 2017 demonstrate the County’s intent for the playing field and supporting facilities use of 60 Acres North Park be continued into the future despite the 1985 Agricultural Production District designation and the 1993 A-10 zoning. See CUP application Exhibit A: *Development and Improvement Narrative for 60 Acres Park*, and Exhibit C: *Compliance Narrative for 60 Acres Park*.

office/maintenance storage building and other existing structures could be easily removed from the site.

9. Housing

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

No housing units are proposed on the site.

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

There are no existing housing units on the site, so none will be eliminated.

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

Since there will be no housing impacts, no measures are required to reduce or control such 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 tallest existing structure on the site is the main maintenance building near the east entrance. It is 18 feet tall with beige-colored aluminum siding and a metal roof – similar in appearance to the office/maintenance storage building and other maintenance sheds in the southeast corner of the site. No new structures are proposed.

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

No views in the immediate vicinity would be obstructed. If trees and additional plantings are added in the hillside parking area, views of this area would be enhanced by this landscaping.

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

Additional landscaping in the hillside parking area (if added by LWYSA) could improve the appearance of this area during the 30 days (or less) per year when the hillside is used for temporary seasonal overflow parking.

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 no field lighting on the site at the present time and none is proposed. Therefore, soccer practice and games conclude by dusk with the result that the majority of vehicles leave the site before dark. Glare may occur at times from sun reflecting off car windshields and windows on sunny days between April and October.

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

Windshield glare would not create a safety hazard or interfere with views across the site.

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

There are no existing off-site sources of light or glare that adversely affect the soccer field use of the site.

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

Since there will be no adverse light and glare impacts, no measures are proposed to reduce or control such impacts.

12. Recreation

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

In addition to the large-scale soccer facility use of 60 Acres North and 60 Acres South Park, the Sammamish River Trail is a designated recreational opportunity in the immediate vicinity. The trail runs along the west side of the soccer field parks and extends for a distance of 10.1 miles adjacent to the Sammamish River between Bothell and Marymoor Park in Redmond. It is one component of a non-motorized corridor between suburban cities on the east side of Lake Washington and Seattle. The paved trail is used by bicyclists, joggers, skaters, and walkers. A separate soft-surface path parallel to the trail is used by equestrians between Woodinville and Marymoor Park. Parking on the 60 Acres North Park site is shared by trail users and soccer field users.

The expansive grass field of 60 Acres North Park is used informally by frisbee players and remote-controlled drone and airplane enthusiasts when not in use for soccer practice or games.

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

No changes are proposed to the grass soccer fields; therefore, no existing formal or informal recreational uses would be displaced.

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

Since there will be no change in impacts to recreation or recreational opportunities on the site, no measures are proposed to reduce or control such impacts.

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.

No. There are no buildings, structures, or sites on or near the 60 Acres North Park property that are more than 45 years old. Therefore, there are no listings on national, state, or local preservation registers.

- 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, or other evidence of Indian or historic use or occupation of the site. No ground-disturbing activity is proposed on the soccer fields, and only shallow disturbance may occur in the hillside parking area if trees, other plantings, and an irrigation system are added to this area. The hillside parking area was previously graded in April 1990 to facilitate temporary seasonal overflow parking.⁸ The Use Agreement SEPA Checklist prepared by King County in April 2008 did not identify any evidence of 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 formal methods of site investigation were used to determine potential impacts to cultural or historic resources since only minor ground-disturbing activity may occur to install landscaping in an area previously disturbed by grading.

- 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.**

In the event that ground-disturbing activities uncover protected cultural material (e.g., bones, shell, stone or antler tools), all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then contact a professional archaeologist to evaluate the discovery and determine which agencies and tribes should be contacted.

In the event that any ground-disturbing activities uncover human remains, all work in the immediate vicinity should stop, the area should be secured, and any equipment moved to a safe distance away from the location. The on-site superintendent should then contact the King County Sheriff's Office and the King County Coroner to determine whether the remains are forensic.

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.**

Direct access to 60 Acres North Park is from NE 116th Street, though NE 116th is discontinuous between I-405 and Woodinville-Redmond Road due to hillside terrain. Roads used to access NE 116th Street include NE 124th Street, Willows Road NE, 154th Place NE, and Woodinville-Redmond Road. The primary nearby intersections of Willows Road/NE 116th Street, Willows Road/NE 124th Street, and Redmond-Woodinville Road/NE 124th Street are signalized and lighted. No new driveway access to the existing road system is proposed.

NE 116th Street. NE 116th Street is a two-lane paved roadway with striping and buttons at the site entrance to create an eastbound left-turn lane. The posted speed limit is 35 mph. There are no street lights, no curb/gutter/sidewalk, and no right-of-way landscaping, though natural vegetation of

⁸ CUP Exhibit A: *Development and Improvement Narrative for 60 Acres Park.*

deciduous and evergreen trees and Himalayan blackberry occurs adjacent to much of the road right-of-way on the approach to the site. Stormwater flows to roadside ditches. There is an on-site vegetative screen of Arborvitae between the on-site maintenance shed and NE 116th Street. Pedestrian and bicycle access to the park is provided by the Sammamish River Trail, adjacent to the west boundary of 60 Acres North Park.

NE 124th Street. NE 124th Street is a four-lane arterial roadway with left-turn pockets at signalized intersections with Willows Road NE and Woodinville-Redmond Road. The posted speed limit is 45 mph in this area. NE 124th Street continues west through Totem Lake to I-405, and east to Avondale. There are street lights at major intersections. There is no curb/gutter/sidewalk or right-of-way landscaping. Striped, paved shoulders are wide enough for bicycle use though there is no signage to encourage this.

Willows Road NE. Willows Road is a two-lane paved roadway along the west side of the Sammamish Valley between Redmond and Totem Lake. In the vicinity of 60 Acres North Park, there is a center two-way left turn lane on the southbound approach to NE 116th Street and two left-turn lanes on the northbound approach to NE 124th Street. The posted speed limit is 40 mph. There are street lights at major intersections, and shoulder striping for bicycle lanes. There is no right-of-way landscaping, though natural vegetation of deciduous and evergreen trees and Himalayan blackberry occurs adjacent to much of the road right-of-way.

154th Place NE. 154th Place NE is a two-lane rural roadway across the slope above 60 Acres North Park. The posted speed limit is 35 mph. It serves low-density residential use on the hillside, originating from the east end of NE 116th Street and continuing north to NE 124th Street where there is signage for right turns only. There is no southbound access to 154th Place NE from westbound NE 124th Street. There is no road shoulder and thus no provision for bicycle or pedestrian use of 154th Place NE. Stormwater flows to roadside ditches.

Woodinville-Redmond Road. Woodinville-Redmond Road is a two-lane arterial roadway between these two cities, along the east side of the Sammamish Valley. The posted speed limit is 40 mph. There are street lights at major intersections. A section of curb/gutter/sidewalk occurs along the east side of the roadway near the intersection with NE 124th Street but is otherwise discontinuous. Striped, paved shoulders are wide enough for bicycle use though there is no signage to encourage this.

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?

Transit routes 243, 244, and 930 operate on Willows Road NE, 0.5 to 0.75 mile west of the 60 Acres North Park site.

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

There are approximately 622 parking spaces in the L-shaped gravel lot along the south and west sides of the soccer fields. This includes 20 to 25 parking spaces signed for handicap use, and 4 loading stalls. No existing parking spaces will be eliminated. Site parking is jointly used by Sammamish River Trail users.

Approximately 600 to 800 hillside parking spaces would be authorized by the Conditional Use Permit. These would not be new parking spaces since this area has been seasonally used for temporary seasonal overflow parking since at least 1990.

- 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 new roads, streets, pedestrian or bicycle facilities are proposed, and no improvements to these facilities are required.

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

Soccer field use of 60 Acres North Park does not use water, rail or air transportation. The railroad track adjacent to Willows Road is no longer in use.

- 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?**

The soccer fields generate mid-week traffic between approximately 4:30 and 6:00 PM, none of which is commercial or non-passenger vehicles. Eight weekend events each summer generate a significant amount of traffic on Saturdays and Sundays when the entire complex is occupied. No change in the level of use or hours of use of the soccer fields is proposed. This is a seasonal activity between April and October.

- 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 soccer field use does not interfere with and is not affected by the movement of agricultural products on roads in the area.

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

LWYSA implements a traffic enforcement plan during weekend summer events. Local jurisdictions assist by providing flagging and signage.

Mitigation measures proposed by LWYSA to limit the potential impacts of hillside parking include:

- Restricting overflow parking in this area to 30 days or less on a cumulative, annual basis;
- Restricting parking in this area to normally dry months of the year (June through mid-September);
- Restoring grass vegetation on the hillside after parking events.⁹

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.**

There will be no change in the need for public services associated with acquiring the Conditional Use Permit for the existing site use and supporting facilities.

⁹ CUP Exhibit C: *Compliance Narrative for 60 Acres Park.*

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

Since there will be no change in demand for public services, no measures are proposed to reduce or control such impacts.

16. Utilities

a. Underscore utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____.

Provider	Utility
Electricity	Puget Sound Energy
Water	City of Redmond
Sanitary sewer	City of Redmond
Portable toilet service	Green Latrine
Refuse collection service	Waste Management

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 utility work is proposed related to acquiring the Conditional Use Permit for the existing site use and supporting facilities.

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:  _____

Name of signee: Christopher P. Kovac, P.E. _____

Position and Agency/Organization: Principal Engineer, for Farallon Consulting, for LWYSA

Date Submitted: November 25, 2019 _____

Attachment A

Greenhouse Gas Emissions Worksheet



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 (MTCO ₂ e)			Lifespan Emissions (MTCO ₂ e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
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	586	0
Public Assembly		2.3	39	733	150	2121
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		4.2	39	352	181	2401
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		33.20				1660
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Total Project Emissions:

6182

Data entry fields