

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.

Use of checklist for nonproject proposals:

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: [SpaceX SE06, second floor addition](#)
2. Name of applicant: [SpaceX](#)
3. Address and phone number of applicant and contact person:

Applicant:

SpaceX

Attn: David Keller

22630 NE Marketplace Drive

Redmond, WA 98053

Project Contact:

Mackenzie

Attn: Michael Chen

500 Union Street, Suite 410

Seattle, WA 98101

4. Date checklist prepared: [September 24, 2025](#)
5. Agency requesting checklist: [King County Department of Local Permitting](#)
6. Proposed timing or schedule (including phasing, if applicable): [Conditional Use Permit and Building Permit approval Q4, 2025.](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [Not at this time.](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
[No environmental information has been prepared as part of this proposal.](#)
[However, Transpo Group has prepared a traffic study for the proposed additional second floor. Dated September 24, 2025.](#)
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 several building and mechanical permits with King County under review. Said permits will not impact the proposed CUP.](#)
10. List any government approvals or permits that will be needed for your proposal, if known.
[Conditional Use Permit– King County](#)
[Commercial Building Permit – King County](#)
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
[The proposal consists of constructing an approximately 19,000 square foot \(SF\) second floor within the existing concrete tilt building. The existing building is 57,208 SF.](#)

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.

22842 NE Marketplace Drive, Redmond, WA 98053

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

Approximate 20% slope along a small area in the northwest and southwest corners of the site adjacent to Redmond Ridge Drive NE.

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.

Below the asphalt parking lot, the site is underlain by dense to very dense glacial till consisting of silty sand with varying amounts of gravel and cobbles.

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

None to our knowledge.

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.

The existing parcel is improved with a concrete tilt building, paved parking lot, and landscape islands. No site work is associated with the conditional use permit.

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

Significant erosion is not anticipated for this development. No site work is associated with the conditional use permit.

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

Approximately 76.7% of the site will be covered in impervious surfaces.

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

None as no site work is associated with the conditional use permit.

2. Air [\[help\]](#)

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.

Short-term impacts on air quality, such as an increase in suspended particulate levels, are anticipated during construction activity. The proposed warehouse buildings are not anticipated to have significant impacts on air quality.

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

No off-site sources of emissions or odor are anticipated to affect the proposal.

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

Short term construction-related impacts to air quality will be addressed on site to limit dust and emissions. Long term emissions will be consistent with limits set by Washington State and local air-quality authorities.

3. Water [\[help\]](#)

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.

There are no surface water bodies within the immediate vicinity of the site. There is Wetland BBC-94, approximately 600 feet to the west. The subject site does not drain to this wetland but instead drains east to a group of existing regional storm ponds.

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, the subject project will not require work over, in, or adjacent to within 200 feet of the described wetland above.

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 is associated with this project.

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

No, the proposal will 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.

No, the proposal nor any of the property lies in the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharges of waste materials are proposed.

b. Ground Water: [\[help\]](#)

- 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.

No groundwater will be withdrawn; domestic water is available and provided by the City of Redmond.

- 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 will be discharged; sanitary sewer service is available and provided by the City of Redmond.

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.

The primary source of water runoff will be stormwater. A series of catch basins will divert stormwater into the existing storm system located within NE Marketplace Drive, which will ultimately discharge into the existing regional storm ponds located just southeast of the project site.

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

No, the site has been designed to collect and treat stormwater runoff on site.

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

The proposal will not alter or otherwise affect drainage patterns in the vicinity of the site.

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

It is anticipated that the previously explained measures will adequately control surface, ground, and runoff water. Drainage patterns are not expected to change as a result of this development.

4. Plants [\[help\]](#)

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

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

The existing maples, cedars, and shrubs will not be altered with the project.

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

No threatened or endangered species are known to be on the site.

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

Proposed landscaping within the perimeter buffers and on site will consist of native species to the Pacific Northwest.

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

None identified at this time.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

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

None known to be on or near the site.

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

According to the U.S. Fish and Wildlife Service, the entire West Coast is within the Pacific Flyway, a broad migratory corridor that extends from Canada to Mexico.

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

No specific measures to preserve or enhance wildlife are proposed.

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

No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

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.

The site will be served by electricity to power lights and operate equipment. Natural gas or electricity will power the roof top units for heating.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No, currently the surrounding properties are vacant, and the proposed buildings are either low in height or setback far enough from the property lines that they wouldn't affect the solar potential for future development.

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:

The project will be consistent with the energy conservation measures required by the current building codes, which include proper insulation and ventilation, and the Washington State Energy Code, as required a by the County in the permitting and approval process.

7. Environmental Health [\[help\]](#)

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.

No environmental health hazards, exposure to toxic chemicals, risk of fire and explosion, or hazardous waste exposure is anticipated with this proposal. If a future tenant will store potential environmental health hazards, they will seek the necessary permits.

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

There is no known contamination on this site due to past uses.

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 indications of any surface or underground hazards within the area of development.

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.

It is not anticipated that toxic or hazardous chemicals will be stored, used, or produced during the projects development, construction, or at any time during the operating life of the project. If a future tenant needs to store, use, or produce hazardous chemicals they will seek the necessary permits.

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

No special emergency services are anticipated to be needed.

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

This proposal does not anticipate the need for any specific measures beyond those provided in this report and application package to reduce or control environmental health hazards.

b. Noise

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

It is not anticipated that any noises in the area will affect the project.

- 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.

Short-term construction activity-related noise is anticipated during daylight hours consistent with County regulations. Long-term noise associated with the operation is expected to be limited to vehicle traffic entering and leaving the site, and some noise from people and equipment during trainings. The site is only scheduled to be used during daylight hours.

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

The proposal is not anticipated to have significant noise impacts in the area. Noise generated from the facility will be in line with other uses in the area and will only occur during daylight hours.

8. Land and Shoreline Use [\[help\]](#)

- 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.

Surrounding uses include:

North – Redmond Ridge UPD landscape buffer

South – Redmond Ridge BP 13-15, office/warehouse

East – Redmond Ridge BP-5 (concrete tilt warehouse)

West – Redmond Ridge BP-1 (concrete tilt office)

- 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?

Decades ago the property was part of Weyerhaeuser's working forest lands. Quadrant Corp developed Redmond Ridge as a UPD/FCC. No working forest or agricultural use of the property have been designated.

- 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:

No, the proposal is located within the Redmond Ridge UPD/FCC and will not affect any lands outside of the UPD/FCC.

c. Describe any structures on the site.

Existing 57,207 SF concrete tilt warehouse.

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

No structures will be demolished.

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

O-P-SO

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

Community Business Center (cb).

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

Not applicable.

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

No, not to our knowledge.

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

Approximately 425 people may work on the project site.

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

None; the project will allow more employees to work at the site.

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

No people will be displaced; therefore, no measures are proposed.

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

None.

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

The site is an improved site with building, parking, and landscaping. No measures are proposed to reduce or control impacts.

9. Housing [\[help\]](#)

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

None; the proposed development will request a condition use permit within an existing office/warehouse.

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

No units will be provided; this proposal does not include a housing component.

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

No units will be provided; this proposal does not include a housing component.

10. Aesthetics [\[help\]](#)

- 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 structure will be approximately 35'.

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

No protected views will be altered or obstructed.

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

The development will be consistent in character to surrounding uses, and that allowed by the Redmond Ridge UPD permit. The development meets King County zoning and development standards.

11. Light and Glare [\[help\]](#)

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

None; the proposal is for a conditional use permit. No exterior improvements to the building are anticipated.

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

None; the proposal is for a conditional use permit. No exterior improvements to the building are anticipated.

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

No off-site sources of light or glare are anticipated to affect the project, and the proposal does not consist of light sensitive uses.

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

None, the proposal is for a conditional use permit. No exterior improvements or lighting of the building are anticipated.

12. Recreation [\[help\]](#)

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

A King County regional park is located approximately a ¼ mile to the south of the subject site. There is also a network trail system throughout Redmond Ridge UPD.

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

No, the proposed project will not displace any existing recreational uses.

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

The proposed project will not impact recreational uses in the area and does not propose including any recreational opportunities.

13. Historic and cultural preservation [\[help\]](#)

- 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.

The site is a parking lot and not eligible to be listed 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.

None known at this time. An archaeological study was performed with the initial development and EIS of Redmond Ridge UPD. No artifacts were discovered during the construction of the existing site in 2021.

- 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.

None known at this time. An archaeological study was performed with the initial development and EIS of Redmond Ridge UPD. No artifacts were discovered during the construction of the existing site in 2021.

- 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; the proposed development is for a conditional use permit.

14. Transportation [\[help\]](#)

- 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.

Access to the site is currently off an improved driveway from NE Marketplace Drive as well as a right in/out driveway off Redmond Ridge Drive NE.

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

The existing site is not served by public transit. SpaceX is working with King County Metro to provide bus service (bus 224) with a transit stop at Redmond Ridge Drive NE and NE Marketplace Drive.

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

No site improvements or changes to parking are anticipated with this proposal.

- 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, the proposal does include any improvements to new or existing public roads, streets, pedestrian, bicycle, or state transportation facilities.

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

No, the proposal will not occur in the immediate vicinity of water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Per Transpo Group's trip generation analysis, the completed SE06 second floor addition could generate 246 weekday daily trips.

- 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 proposal will not interfere with movement of agricultural and forest products.

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

No measures to reduce or control transportation impacts. All transportation impacts both on Redmond Ridge UPD and off site were already identified and constructed as part of the UPD development agreement.

15. Public Services [\[help\]](#)

- 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.

The proposal will increase a small amount for fire and police projection.

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

The site will require very little need for public services and no measures are proposed.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

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

- d. 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.

There are existing utilities that already serve the project site.

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: 
Name of signee Michael Chen
Position and Agency/Organization Principal Planner / Mackenzie
Date Submitted: 9/24/25

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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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