



King County

Department of Local Services Permitting Division

RTN-LS-0300

919 SW Grady Way, Suite 300

Renton, WA 98057

206-296-6600

<https://kingcounty.gov/depts/local-services/permits>

Notice of SEPA Threshold Determination Optional DNS/MDNS Process

Type 1

Project Name: Queen City Farms Gravel Mine Refill

File No.: GRDE18-0048

Applicant: Queen City Farm, Inc.

Attn: Steve Banchemo, President

7343 East Marginal Way South

Seattle, WA 98108

206-832-3001

steveb@cgcompost.com

Permitting Project Manager (SEPA): Tracy Cui, AICP

Phone No.: 206-263-8720

E-mail: tracy.cui@kingcounty.gov

Project Location: The project site lies south of Queen City Lake and north of Cedar Grove Road SE, within the central portion of the former gravel mining pit—between the previously permitted Phase I (GRDE15-0053) and Phase II (GRDE15-0214) refill areas. The site is accessed from Cedar Grove Road SE, approximately 4,000 feet east of SR 169, and is identified on County maps as part of the 17800 block of Cedar Grove Road SE. The total Phase III Refill area encompasses approximately 61 acres of previously disturbed mine land.

Project Description: The Queen City Farms (QCF) site is a former sand and gravel mine located in the Maple Valley, Washington, area and is owned by Queen City Farms, Inc. The site has been undergoing phased reclamation using certified clean fill to restore natural topography and surface water flow. Two prior refill phases are already permitted and underway: Phase I Refill (GRDE15-0053) – Conducted under a neighboring operation (Cedar Shores), covering the western portion of the QCF property. Phase II Refill (GRDE15-0214) – Managed by QCF, covering the eastern portion of the site between Cedar Grove Road SE and Queen City Lake. The proposed Phase III Refill will focus on the central pit between the Phase I and Phase II areas. This phase is designed to restore the site to approximate pre-mining conditions by reestablishing surface grades and realigning Tributary 316A to discharge into Queen City Lake, consistent with historical drainage patterns. The restored site is intended to support long-term ecological function and future wildlife habitat. The Phase III Refill will cover approximately 61 acres and involve placement of an estimated 1.9 million cubic yards of clean fill material. Fill will be placed in 20-foot lifts, with each lift stabilized through hydroseeding. Refill operations will continue to follow best management practices for erosion control, water quality protection, and haul traffic mitigation consistent with previous phases.

Permit requested in this application: Grading Permit

SEPA Threshold Determination: Mitigated Determination of Non-Significance issued October 10, 2025

King County Code requires notification of property owners within at least ¼ mile (or greater) of the project proposed above, so they can obtain additional information about the proposal and comment if they wish (KCC 20.20).

Comment/Appeal Procedure:

This determination is issued under the optional DNS/MDNS process of Washington Administrative Code (WAC) 197-11-355. The responsible official finds that the above-described proposal does not pose a probable significant adverse impact to the environment, provided the mitigation measures as conditions of permit issuance. This finding is made pursuant to RCW 43.21C, KCC 20.44 and WAC 197-11 after reviewing the environmental checklist and other information on file with the lead agency and considering mitigation measures which the agency or the applicant will implement as part of the proposal. The responsible official also finds this information reasonably sufficient to evaluate the environmental impact of this proposal. Therefore, an environmental impact statement (EIS) is not required prior to proceeding with the permit review process. There is no additional comment period for this proposal.

The application is for a Type 1 permit. Under KCC 20.44.120 there is no administrative appeal to the King County Hearing Examiner. **Any appeals to this project must be submitted to Superior Court.**

Date Mailed: October 10, 2025

If you have any questions regarding this threshold determination or the permit, please contact the Project Manager at the phone number or e-mail listed above. Note: To request this information in alternative formats for people with disabilities please call 206-296-6600 or TTY Relay: 711.