

# **Phase III State Environmental Policy Act Checklist and GHG Emissions Worksheet**

# **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:*** [\[help\]](#)

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

## **A. Background** [\[help\]](#)

1. Name of proposed project, if applicable:

**Queen City Farms Phase III Refill**

2. Name of applicant: [\[help\]](#)

**Queen City Farms, Inc.**

3. Address and phone number of applicant and contact person: [\[help\]](#)
- |                                     |                            |
|-------------------------------------|----------------------------|
| <b>Steve Banchemo, President</b>    | <b>Eric Weber, LHG</b>     |
| <b>7343 East Marginal Way South</b> | <b>Landau Associates</b>   |
| <b>Seattle, WA 98108</b>            | <b>2107 South C Street</b> |
| <b>(206) 832-3001</b>               | <b>Tacoma, WA 98402</b>    |
|                                     | <b>(253) 926-2493</b>      |
4. Date checklist prepared: [\[help\]](#)  
**August 30, 2019**
5. Agency requesting checklist: [\[help\]](#)  
**King County Department of Permitting and Environmental Review (DPER)**
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)  
**The Phase III Refill Project will commence as the Phase II Refill Project nears completion in approximately 2025.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)  
**No future plans are associated with this proposal.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
- a) **Queen City Farms Phase III Refill Project Technical Information Report (TIR), prepared by Landau Associates, Inc., August 2019.**
  - b) **King County DDES (DDES) permits for mining at the Cedar Shores Gravel Mine (which included the property where the Queen City Farms Phase III Refill Project is located) including Grading Permit No. 1249-26; and Renewal No. 1249-657 with Grading Permit Conditions from 1992.**
  - c) **Expanded SEPA Checklist submitted to DDES for the Cedar Shores grading permit application, dated October 13, 2006, which includes traffic and noise studies relevant to this proposal.**
  - d) **DPER Permit No. GRDE15-0053, Cedar Shores Mine Refill (Phase I of the refill project). Previously permit No. L03CG141. Note that the Phase I TIR and site improvement plans were revised and approved April 15, 2009.**
  - e) **DPER Permit No. GRDE15-0214, The Queen City Pit Refill, a continuation of Permit #1498-43, is Phase II of the refill project. Previously permit No. L04CG384.**
  - f) **DPER Permit No. L12GI017, Cedar Grove Composting Proposed Finished Product Storage Pad Project**
  - g) **DPER Permit No. GRDE19-0017, Cedar Grove Compost Critical Areas Restoration**
  - h) **DPER Permit No. PREA19-1093, Cedar Grove Composting Infiltration Pond Grading**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)  
**None.**

10. List any government approvals or permits that will be needed for your proposal, if known.
- a) King County clearing and grading permit
  - b) Maintaining coverage under Washington State Department of Ecology (Ecology) Sand & Gravel NPDES Permit (The Sand and Gravel Mine General Stormwater Permit No. WAG-50-3070)
  - c) US Army Corps of Engineers Nationwide Permit #27
  - d) Washington Department of Fish and Wildlife Hydraulic Project Approval
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
- The proposal is to restore a portion of the former gravel mine to approximate historical grade and hydrology. Restoration will be accomplished by refilling a portion of the main gravel pit located between the Phase I and Phase II Refill Project areas, south of Queen City Lake and north of Cedar Grove Road SE in a manner that protects surface and subsurface hydrology and reclaims the former mine. The total Phase III Refill Project area is about 97 acres. The estimated refill volume is 2.5 million cubic yards (cy). The Phase III Refill operations will commence when Phase II Refill operations near completion. Refill operations will be conducted similarly to operations for Phase II. Fill will be placed in 20-ft staged lifts. Each lift will be hydroseeded and reclaimed. The maximum daily (1,640) and PM peak hour (100) number of truck trips set for Cedar Shores would continue for Queen City Farms. The night haul route and related noise mitigations set for Cedar Shores would also continue in effect for Queen City Farms site operations.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

17800 Block of Cedar Grove Road SE. See plan set and figures accompanying the Phase III Refill TIR.

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

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

- a. General description of the site: [\[help\]](#)  
(circle one) **Flat (on top of refill hills and site to the north)**, rolling, hilly, **steep slopes (on refill side slopes)**, mountainous, other \_\_\_\_\_
- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)  
The steepest slope prior to this phase of project work is 4H:1V (approximately a 25 percent slope). This represents the outside slope of the Phase I and Phase II Refill Projects. The Phase III Refill

**Project will have a maximum 4H:1V permanent fill slope along the northern and southern boundary of the planned fill zone.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

**United States Department of Agriculture, Natural Resources Conservation Service Web Soil Survey data (2017) identify soils in the project area as mainly Alderwood gravelly sandy loam, 8 to 15 percent slopes and Everett very gravelly sandy loam, 8 to 30 percent slopes.**

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

**King County's iMap (2018) identifies some steep slopes in the immediate vicinity of the project area, but there are no known surface indications of unstable soils. This mapping identifies an area to the west of the project area as having an erosion hazard, and to the east of the project area, a landslide hazard area is mapped.**

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

**The Phase III Refill Project will establish new grades in the formerly mined area of the site to restore the surface water drainage patterns to more closely resemble historical conditions, and support future use of the site as wildlife habitat. The Phase III refill will achieve objectives similar to reclamation of the former mine that would typically be required by the Washington State Department of Natural Resources (WDNR) under a reclamation permit, although no WDNR permit is active at the site.**

**The total Phase III Refill Project area will be about 97 acres. The total Phase III refill volume is approximately 2.5 million cy.**

**The Phase III Refill Project intends to accept clean soil material. Clean soil accepted as fill material will be certified to be free of hazardous substances as defined in Ecology Regulations Washington Administrative Code (WAC) Chapter 173-340; radioactive, dangerous, or extremely hazardous wastes as defined in WAC 173-303; and solid wastes as defined in WAC 173-350 and 173-351. To provide water quality protection, no recycled asphalt will be accepted for placement within the Critical Aquifer Recharge Area (CARA). All sources or purveyors of fill materials will be required to sign a clean soils fill agreement verifying compliance with these requirements. Any material not meeting the above-stated criteria will be rejected.**

**Irreducible fill materials shall have a maximum dimension of 18 inches and shall be intermixed with materials of size and quantities to fill all potential voids and to ensure compactibility. If concrete material is used, it will not contain rebar or other material that could pose a safety hazard. If**

asphalt fill materials are used, they will not be placed in locations that are subject to seasonal or perched groundwater, or near hydrogeologic recharge areas.

Fill material is expected to come from sources such as building foundation excavations, road cuts, and other construction projects. The material is expected to consist predominantly of fine-grained soil that are generally unsuitable for construction or commercial purposes.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Project activities will include filling and grading. Although not anticipated, erosion could occur along the slope of fill soils and temporary truck haul routes. A temporary erosion and sediment control (TESC) plan will be developed for the project and implemented, modified, and revised on site as the refilling operation continues. The TESC drawings incorporate general erosion control measures implemented based on disturbance. Appropriate best management practices (BMPs) will be used during site activities. Construction sediment and erosion control measures will also be implemented and followed.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)  
**The project includes <5 percent construction of "new impervious surfaces," as defined in to the King County Surface Water Design Manual . The Phase III fill area covers 97 acres, of which 1.5 acres are considered "new impervious surfaces." The remaining fill is on top of other existing impervious fill areas. The total project disturbed area is approximately 200 acres.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)  
**Erosion control BMPs will be implemented to control erosion from fill soils. Fill will occur in lifts. Hydroseeding with an alder seed mix will be conducted along the finished exterior downslope of each lift. BMPs are described in the TIR and associated site improvement plans.**

## **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. [\[help\]](#)  
**Project activities will generate engine exhaust and soil dust from haul trucks and earth-moving equipment. No additional emissions will result from the completed project.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)  
**Daily traffic on adjacent roadways is anticipated to be a source of emissions and odor; however, it is not expected to negatively impact the project.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)  
**All reasonable precautions to avoid or minimize fugitive dust emissions will be taken, including watering and stabilizing exposed soils. Construction equipment will not be left idling when not in**

use to reduce exhaust emissions to air. Therefore, the potential for significant offsite air quality impacts will be minimized.

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

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
  - **Queen City Lake, a seasonal natural kettle lake with no natural surface water outlet (a two-stage overflow structure will be added as part of the Phase II Refill stormwater management system)**
  - **Tributary 316A, a seasonally intermittent surface water course that discharges on site to the Main Infiltration Area**
  - **The Main Infiltration Area, an area of coarse soil that infiltrates all of the on-site flow from Tributary 316A and, historically, stormwater flow from the adjacent Stoneway gravel mine sedimentation pond.**
  - **QCF Spring, the only original surface water discharge from the site, located near Cedar Grove Road SE, directly south of the Main Infiltration Area.**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

**Reclamation activities will not take place within 200 ft of the Cedar River or within the Queen City Lake wetland buffer. Tributary 316A will be restored to its original discharge location prior to mining.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

**Fill will be placed in the existing engineered Tributary 316A channel during the Phase III project. The Tributary 316A channel will be restored in its original location, outside the Phase III fill footprint.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

**The Tributary 316A channel will be restored to discharge in Queen City Lake instead of into the Main Infiltration Area.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No, the project does not lie within a 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. [\[help\]](#)

**The project does not involve any discharges of waste materials 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. [\[help\]](#)

**Groundwater will not be withdrawn from a well for drinking water or other purposes, nor will water be discharged to groundwater.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

**Waste material will not be discharged into the ground via septic tanks or other sources as a result of the project.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

**Stormwater runoff from the southern side of the the Phase III Refill Project will be directed to the South and West stormwater facilities, as permitted for Phase II. The total area draining to the South and West Stormwater Facilities will not increase. Stormwater runoff from the northern side of the Phase III Refill will drain by surface flow to Queen City Lake, whose outlet structure will be modified to accommodate the stormwater inflow. Overflow from Queen City Lake will drain to the East Rentention Pond which will be enlarged to provide additional volume storage and infiltration.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
**It is not anticipated that waste materials will enter ground or surface waters.**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

**Surface water in all three drainage sub-basins currently infiltrates to groundwater and will continue to after completion of the Phase III Refill Project. Refilling is not expected to generate additional surface water runoff. Overall, the total amount of surface water infiltrated on site from the Phase III project is expected to be roughly the same as the current condition.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

**Proposed project activities are not anticipated to change the quantity of water infiltrating and running off site.**

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

**X  deciduous tree: ~~alder, maple, aspen~~, other**



- ☒ evergreen trees: 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? [\[help\]](#)

The project area will have limited vegetation, as a large portion of it will have undergone partial refill during Phases I and II of the proposed project. See plans accompanying TIR that depict the area of site disturbance.

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

None documented. WDNR Natural Heritage Program data does not identify any listed plants on site.

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

As the edges of the 20-ft thick vertical lifts of fill are completed, and as final grades are elsewhere achieved, these areas will be hydroseeded with a King County-approved seed mix that includes grasses, clover, and alders.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Small amounts of reed canarygrass and Himalayan blackberry are present on-site.

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

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. [\[help\]](#)

Washington Department of Fish & Wildlife Priority Habitats and Species data (2018) does not identify any threatened or endangered species on or near the project area.

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

As the project is within the Pacific Flyway for North American migrating birds, birds may use portions of the property during their migration.

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

Refill will occur only in previously mined areas. No portion of the site within the upland Queen City Lake stormwater basin will be subject to refill operations. Revegetation of refill areas will occur continuously

over the life of refill operations.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

**No known 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. [\[help\]](#)

**No energy sources will be used with the completed project.**

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

**The project is not anticipated to affect potential use of solar energy by adjacent properties.**

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

**None are proposed as the completed project does not require energy.**

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

**The possibility of accidental fuel spills from mechanized equipment exists; however, a spill response plan and a construction SWPPP (if applicable) will be followed to prevent and clean up any spills.**

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

**The project area is part of an active Superfund Site. organic-halogenated solvents, metals, and polychlorinated biphenyl contaminants have been identified in site groundwater and soil, and non-halogenated solvents, pesticides, petroleum products, and polycyclic aromatic hydrocarbons have been identified in groundwater.**

- 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. [\[help\]](#)

**No hazardous chemicals or conditions are anticipated to affect the project.**

- 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. [\[help\]](#)

**Fuel sources for earth-moving equipment will be used on site during filling and grading activities.**

- 4) Describe special emergency services that might be required. [\[help\]](#)

**No special emergency services are anticipated.**

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)  
**BMPs for control and clean-up of any fuel spills will be maintained and used, along with TESC and construction erosion control measures for stormwater, if applicable.**

b. Noise [\[help\]](#)

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

**The property is surrounded by Mineral and Rural Residential zoned properties. Surrounding development includes a King County landfill, an active composting facility, and a small number of single family residences. Daily traffic from nearby roadways is also anticipated to be a source of noise; however, noises from surrounding uses are not expected to impact 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. [\[help\]](#)

**There will be some short-term noise associated with the project due to truck and equipment use. Activities will follow noise requirements of the King County Code (KCC); however, the proposal includes episodic 24 hours per day operations on an as needed basis (with a minimum of three business days' advance notice to the DPER grading inspector) in order to accommodate the episodic need for construction related nighttime hauling operations. For site-generated noise levels associated with planned episodic nighttime hauling and truck unloading operations, see the October 11, 2006 Noise Ordinance compliance letter report prepared by JGL Acoustics. This letter was previously submitted to DPER as part of the Expanded SEPA Checklist submitted for the Cedar Shores grading permit application, dated October 13, 2006. There will not be any long-term additional noise associated with the completed project.**

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

**Project activities will be conducted in compliance with the KCC noise regulations. Episodic night truck hauling operations will make use of the same night haul route approved for Cedar Shores refill grading permit and follow similar mitigation measures to control noise impacts, including the following:**

- 1) Limiting the maximum number of inbound haul truck trips to 75 per hour and limiting the maximum number of outbound haul truck trips to 75 per hour.**
- 2) Use of the planned new alternative access driveway/internal haul road across the Cedar Shores site.**
- 3) Construction of a sound barrier along the south side of that planned new alternative access driveway/internal haul road.**
- 4) Having the loader (assisting in the operation of unloading of haul trucks) and the haul trucks themselves on site operate in locations where they will be shielded from SR 169 and Cedar Grove Road SE.**
- 5) Use of grading machinery during night hours shall be limited to assisting unloading of haul trucks.**

**No additional noise will be generated by the completed project.**

## 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. [\[help\]](#)  
**The project area is currently a mined out gravel pit subject to WDNR surface mine reclamation requirements. Adjacent properties are zoned Mineral and Rural Residential. The proposed project will not affect land uses of nearby and adjacent properties.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)  
**There is no evidence that the site has been used for forestry. A portion of the site was long ago used as a pig farm. No working farm or forest lands will be converted as a result of this project.**
- 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: [\[help\]](#)  
**The project is not anticipated to affect or be affected by surrounding working farm or forest land.**
- c. Describe any structures on the site. [\[help\]](#)  
**There are no structures on site.**
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
**No.**
- e. What is the current zoning classification of the site? [\[help\]](#)  
**The current zoning classification is Mineral (M).**
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
**The current comprehensive plan land use designation of the site is mining.**
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
**Not applicable.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
**Steep slopes, wetlands, and a stream are located within the project area.**
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
**No people will work or reside on-site as a result of the completion of the project.**
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
**The completed project will not displace any people.**

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

**Not applicable.**

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

**The proposed activities are consistent by definition with the existing land uses and land use plans. As the project area is a Mineral-designated zone and already being utilized for refilling and other uses consistent with those that have historically taken place on the site in conjunction with previous gravel mining, the proposed fill and grading activities will not adversely affect offsite activities.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

**There are no known nearby agricultural or forest lands of long-term commercial significance.**

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

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

**Not applicable.**

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

**Not applicable.**

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

**Not applicable.**

## 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? [\[help\]](#)

**No structures are proposed with the project.**

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

**Properties in the surrounding area have territorial views (if any). It is presumed that nearby residents generally orient themselves to the south for light, views, and to avoid the existing and past operations of Cedar Shores Mine, Queen City Farms Mine, Queen City Farms Superfund Site, Cedar Grove Composting, and the Cedar Hills Landfill. The surrounding terrain is rolling and the landscape is largely forested in areas that are not developed with residences or industrial/resource land uses. Views of the site from the south will be buffered by the proposed 50-ft-wide vegetated perimeter setback. As the project is already underway to some extent under existing permits, views of the site will continue to be of haul trucks, machinery, and fill dirt during the course of the project.**

**When each of the 20-ft thick layers of the refill is completed to the fill's outer edge, the outer edge will be hydroseeded with a seed mix that includes grasses, clover, and alders. Neighbors**

will eventually have views of an alder forested hillside, and later views of an alder/evergreen forest.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The proposed refill will mitigate past aesthetic impacts of gravel mining that occurred. The project proposal is to refill an open, scarred, gravel pit landscape and replace it over time with a gently sloping hillside. The hillside will be hydroseeded, eventually developing into an alder forest and later an alder/evergreen forest. Alder trees grow quickly and are better suited than evergreen trees for the thick, poorly draining soils that will be brought on site as fill. Alder trees also help create soil conditions suitable to the recruitment of evergreen trees. Over time the alder forest will naturally give way to a successional forest containing a mix of alder, fir and, hemlock due to the presence of these evergreens on all perimeters of the fill area.

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

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

Site lighting, lighting at the entry, and headlights of trucks during after dark hauling would produce some light/glare when entering or leaving the site. This type of light or glare already occurs due to the Cedar Grove Composting facility, commencement of refilling a portion of the site years ago under existing permits, and prior decades of gravel mining at the site.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**Not applicable.**

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)  
**No offsite sources of light or glare are anticipated to affect the proposed project.**

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)  
**Not applicable.**

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**No known designated or informal recreational opportunities are in the immediate vicinity of the project area.**

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)  
**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: [\[help\]](#)  
**Not applicable.**

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

**No buildings on or near the site were identified as eligible for inclusion in 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. [\[help\]](#)

**No landmarks, features, or other evidence of Indian or historic use or occupation are known to be associated with the project area.**

- 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.

**National Register of Historic Places (National Park Service) and Washington State Department of Archaeology and Historic Preservation online WISAARD.**

- 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. [\[help\]](#)

**Not applicable.**

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

**Cedar Grove Road SE provides access to the site from SR 169, which is located approximately 4,000 ft to the west of the site entryway.**

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

**There is no transit immediately near the site. The nearest transit stop is approximately 5 miles south at the Maple Valley Park and Ride (King County Metro Transit).**

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

**No parking spaces are proposed to be added or eliminated.**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

**A new gravel alternative access driveway/internal haul road will be created for Queen City Farms refill operations, designed to replace old access roads within the Phase III footprint.**

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

**The proposed project will not use 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? [\[help\]](#)

**Average daily one-way trip volumes are estimated at 640. A peak volume is set at 1,640 one-way trips per day. Peak volumes will not occur during peak hours of I-405 congestion, since 85 to 95 percent of haul truck trips are expected to travel I-405. In addition, peak hauling operations are expected to be of an episodic nature, occurring to service the needs of large public infrastructure and private construction projects. There will be more variation in project traffic volumes in comparison to typical gravel pit operations.**

- 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. [\[help\]](#)  
**The project is not anticipated to interfere, affect, or be affected by the movement of agricultural or forest products in the area.**

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
**Evening peak hour one-way trips will be limited to 100.**

#### 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. [\[help\]](#)  
**The project would not affect the need for public services.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
**The proposed project is not anticipated to directly impact public services.**

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

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)  
**The project will not require any new utilities.**

### 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: Eric Weber

Name of signee Eric Weber, LHG

Position and Agency/Organization Principal/Landau Associates



Date Submitted: August 30, 2019

## 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.

## **Backup Documentation**

**Cleanup Site Details**

**King County iMAP**

**Priority Habitat Species Report**

**Soil Map**

**KING COUNTY**

<b>SITE ID:</b>	<b>QUEEN CITY FARMS A</b>		Cleanup Site ID: 2877		FS ID: 140
	Alternate Name(s): QUEEN CITY FARMS A				
<b>LOCATION:</b>	WRIA: 8		Lat/Long: 47.451 -122.044		<a href="#">View Vicinity Map</a>
<b>Address:</b>	22420 SE 168TH WAY ISSAQUAH 98027		Township 23N	Range 6E	Section 28 Legislative District: 5 Congressional District: 8
<b>STATUS:</b>	<b>Cleanup Started</b>		Rank: 0		<a href="#">View Site Web Page</a> <a href="#">View Site Documents</a>
	Responsible Unit: EPA	Site Manager: EPA		Statute: Federal - CERCLA	
	Is Brownfield?	Has Environmental Covenant?		Is PSI Site?	
	NFA Received?	NFA Date:		NFA Reason:	

**ASSOCIATED CLEANUP UNIT(s)**

culD	Cleanup Unit Name	Unit Type	Process Type	Unit Status	Size (Acres)	ERTS ID
72	QUEEN CITY FARMS A	Upland	Federal-supervised or conducted	Cleanup Started		

**SITE ACTIVITIES:**

Applies to:	Related ID (Unit-LUST-VCP)	Activity Display Name	Status	Start Date	End Date	Legal Mechanism	Performed By	Project Manager
CleanupSite		Initial Investigation / Federal Preliminary Assessment	Completed	11/15/1989	11/15/1989		Ecology	Ruef, Michael H.
CleanupSite		Hazardous Sites Listing/NPL	Completed	2/22/1995	2/22/1995			Ruef, Michael H.
Milestone		Remedial Investigation and/or Feasibility Study	Completed	6/1/1988	7/15/1992			Ruef, Michael H.
Milestone		Cleanup Action Plan	Completed	9/1/1992	12/23/1992			Ruef, Michael H.
Milestone		Cleanup Action - Engineering Design	In Process	1/4/1994	1/4/1996			Ruef, Michael H.
Milestone		Interim Action	Completed	10/1/1985	11/1/1986			Ruef, Michael H.

**AFFECTED MEDIA & CONTAMINANTS:**
**Media:**

Contaminant:	Ground Water	Surface Water	Soil	Sediment	Air	Bedrock
Conventional Contaminants, Inorganic	C		C			
Conventional Contaminants, Organic	C		C			
Halogenated Organics	C		C			
Metals - Other	C		C			
Metals Priority Pollutants	C		C			

**Key:**

B - Below Cleanup Level  
C - Confirmed Above Cleanup Level  
S - Suspected

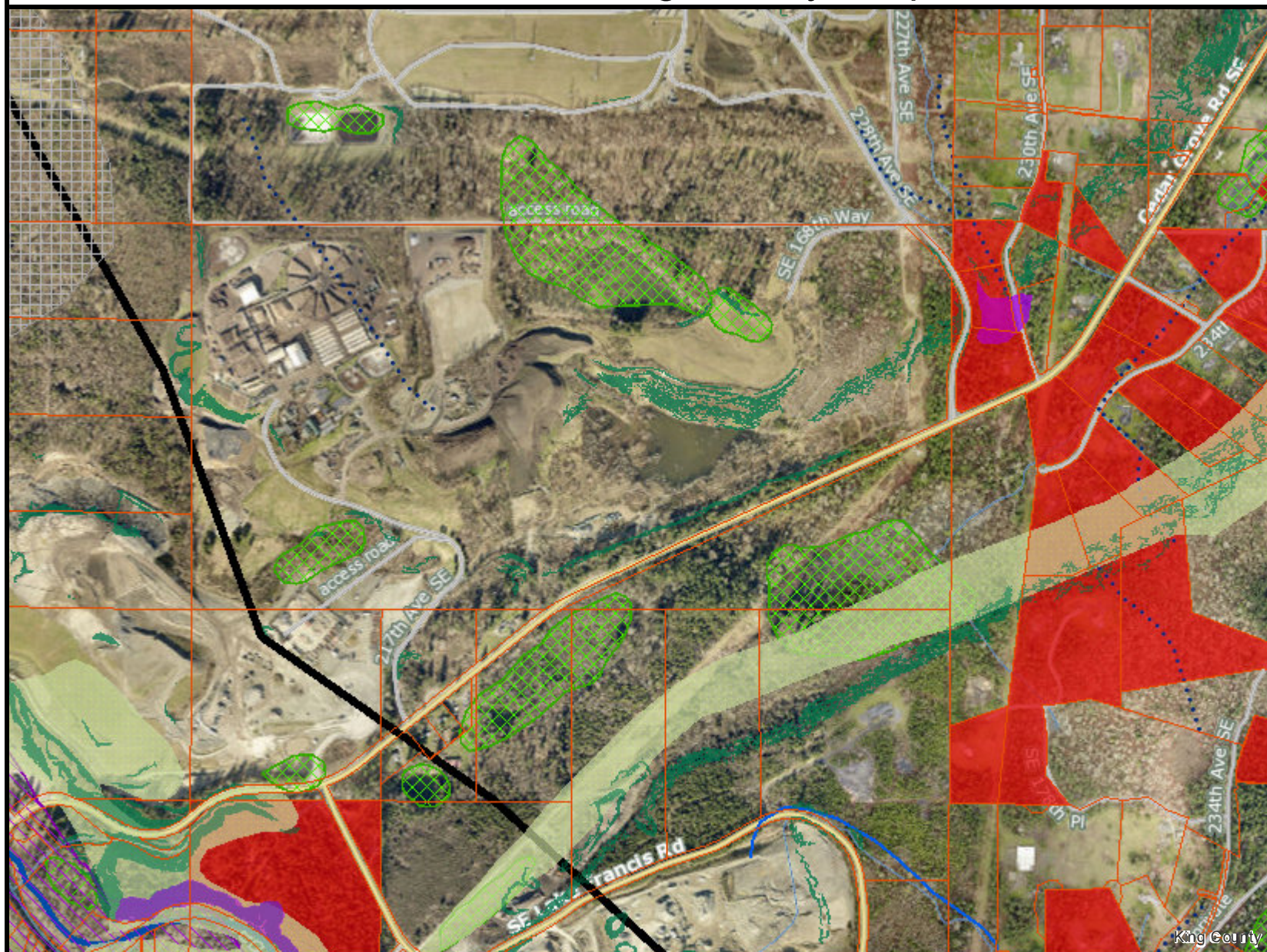
R - Remediated  
RA - Remediated-Above  
RB - Remediated-Below

Non-Halogenated Solvents	C					
Pesticides-Unspecified	C					
Petroleum Products-Unspecified	C					
Polychlorinated biPhenyls (PCB)	C		C			
Polycyclic Aromatic Hydrocarbons	C					














CleanupSiteDetails2014



# King County iMap



## Legend

-  Parcels
-  Potential landslide hazard areas (2016, see explanation--->)
-  Potential steep slope hazard areas (2016, see explanation--->)
-  Erosion hazard (1990 SAO)
-  Seismic hazard (1990 SAO)
-  Coal mine hazard (1990 SAO)
-  class 1
-  class 2 perennial
-  class 2 salmonid
-  class 3
-  unclassified
-  Wetland (1990 SAO)
-  Sensitive area notice on title

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 2/21/2018

Notes:



# WASHINGTON DEPARTMENT OF FISH AND WILDLIFE

## PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPublic  
REPORT DATE: 03/13/2018 3.57

Query ID: P180313155640

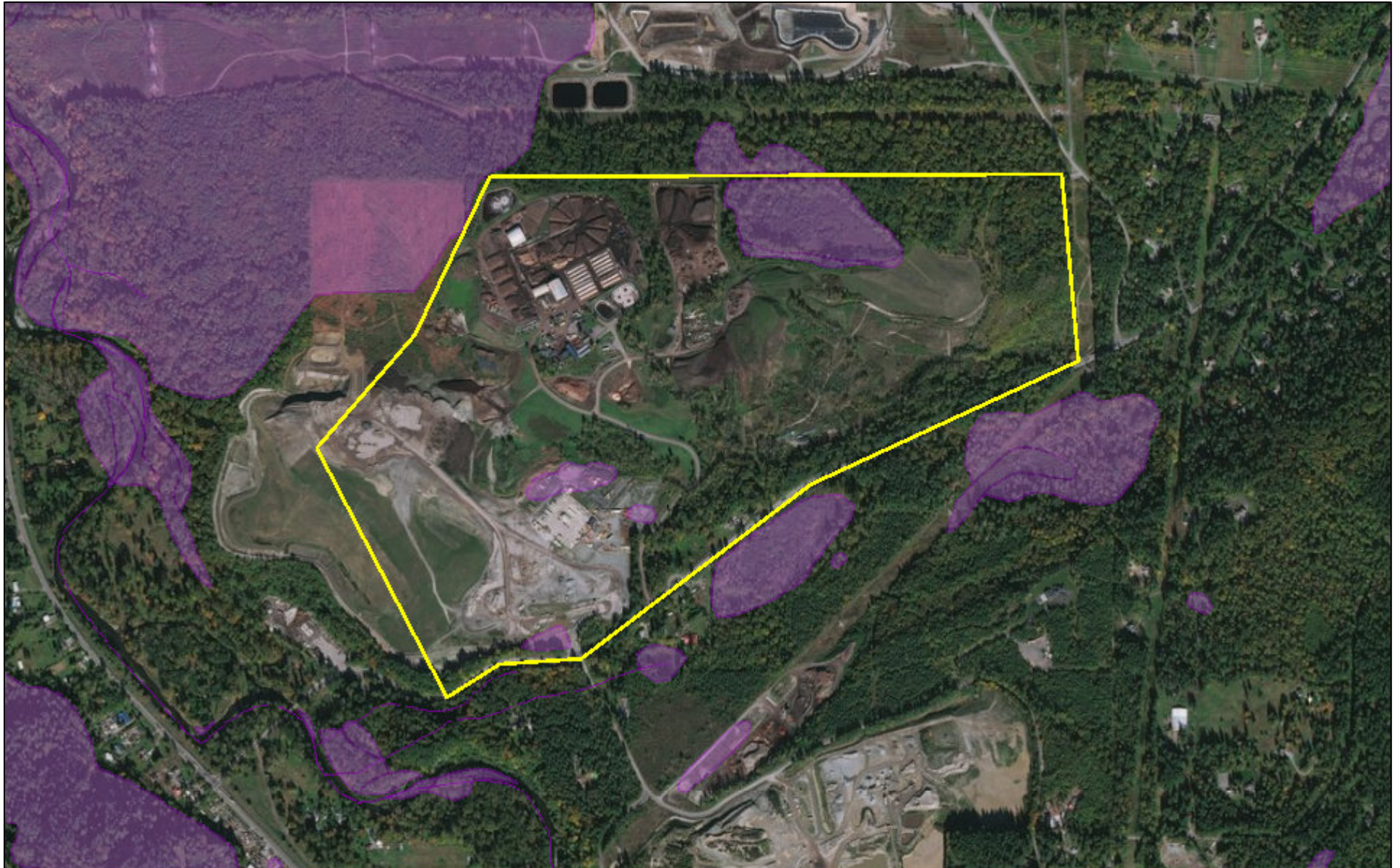
Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
Notes	Source Record	More Information (URL)		PHS Listing Status		
Source Date		Mgmt Recommendations				
Freshwater Emergent	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
	NWIIWetlands	Aquatic habitat		N/A	AS MAPPED	Polygons
		<a href="http://www.ecy.wa.gov">http://www.ecy.wa.gov</a>		PHS Listed		
Freshwater Forested/Shrub	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
	NWIIWetlands	Aquatic habitat		N/A	AS MAPPED	Polygons
		<a href="http://www.ecy.wa.gov">http://www.ecy.wa.gov</a>		PHS Listed		
Freshwater Forested/Shrub	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
	NWIIWetlands	Aquatic habitat		N/A	AS MAPPED	Polygons
		<a href="http://www.ecy.wa.gov">http://www.ecy.wa.gov</a>		PHS Listed		
Other	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
	NWIIWetlands	Aquatic habitat		N/A	AS MAPPED	Polygons
		<a href="http://www.ecy.wa.gov">http://www.ecy.wa.gov</a>		PHS Listed		
Other	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
	NWIIWetlands	Aquatic habitat		N/A	AS MAPPED	Polygons
		<a href="http://www.ecy.wa.gov">http://www.ecy.wa.gov</a>		PHS Listed		
Other	N/A	Aquatic Habitat	NA	N/A	N	US Fish and Wildlife Service
	NWIIWetlands	Aquatic habitat		N/A	AS MAPPED	Polygons
		<a href="http://www.ecy.wa.gov">http://www.ecy.wa.gov</a>		PHS Listed		
Wetlands	CEDAR RIVER WETLANDS	Aquatic Habitat	1/4 mile (Quarter	N/A	N	WA Dept. of Fish and Wildlife
	PHSREGION	N/A		N/A	AS MAPPED	Polygons
	902522					
		<a href="http://www.ecy.wa.gov">http://www.ecy.wa.gov</a>		PHS LISTED		

Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
	Source Record	More Information (URL)		PHS Listing Status		
Notes	Source Date	Mgmt Recommendations				








DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

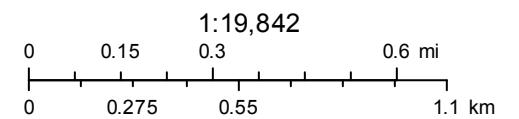


# WDFW Test Map



March 13, 2018

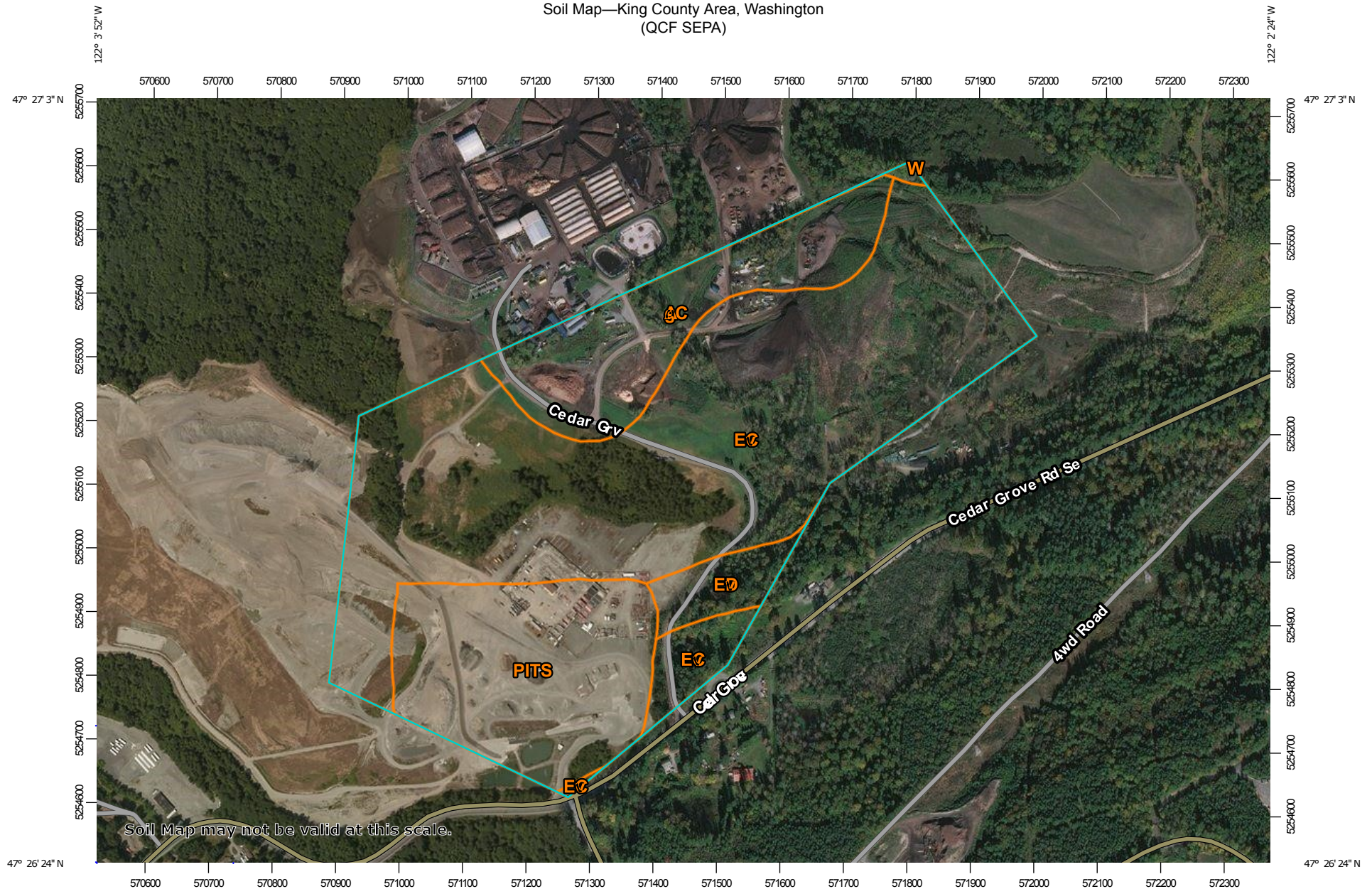
- |   |                      |   |   |   |          |
|---|----------------------|---|---|---|----------|
|  | PHS Report Clip Area | <b>POLY</b>   |  | QTR-TWP   |          |
|  | PT                   |  | AS MAPPED   |  | TOWNSHIP |
|  | LN                   |  | SECTION   |   |          |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

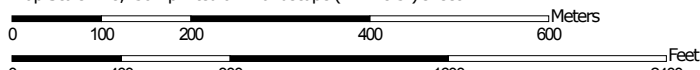


# Soil Map—King County Area, Washington (QCF SEPA)



Soil Map may not be valid at this scale.

Map Scale: 1:8,450 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84




**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

2/21/2018  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: King County Area, Washington

Survey Area Data: Version 13, Sep 7, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 1, 2011—Oct 10, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AgC	Alderwood gravelly sandy loam, 8 to 15 percent slopes	21.1	14.9%
EvC	Everett very gravelly sandy loam, 8 to 15 percent slopes	87.5	62.0%
EvD	Everett very gravelly sandy loam, 15 to 30 percent slopes	4.6	3.3%
PITS	Pits	27.7	19.6%
W	Water	0.3	0.2%
<b>Totals for Area of Interest</b>		<b>141.1</b>	<b>100.0%</b>





## Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions <b>Per Unit or Per Thousand Square Feet (MTCO2e)</b>			<b>Lifespan Emissions (MTCO2e)</b>
			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	588	0
Public Assembly .....		0.0	39	733	150	0
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 .....		0.0	39	352	181	0
Other .....		0.0	39	1,278	257	0
Vacant .....		0.0	39	162	47	0

## Section II: Pavement.....

Pavement.....		66,960.00				<b>3348000</b>
---------------	--	-----------	--	--	--	----------------

**Total Project Emissions:**

**3348000**

Data entry fields