



King County

Department of Local Services, Permitting Division

State Environmental Policy Act (SEPA)

Determination of Significance (DS) and Request for Comments on Scope of EIS

Effective Date of Issuance: July 8, 2026

Project: Development of aggregate mining and an asphalt plant which includes associated site improvements such as drainage/water quality facility, driveway, parking, an office, a maintenance shop, and other accessory structures on a 990-acre site. The mining will occur in phases and over a 30-year time.

The Facility will operate from 7AM to 5:30 PM Monday through Sunday.

Location: North of SE 352 Street and East of 309th Ave SE
Parcels: 092107-9001; 172107-9001;
152107-9007, -9008, -9009, -9020;
212107-9001, -9005, -9006, -9008, -9009, -9015, -9016, -9016, -9029, -9030

King County Permits: Grading Permit, GRDE23-0083

SEPA Contact: Ty Peterson, SEPA Official
(206) 477-0449
Ty.peterson@kingcounty.gov

Applicant: Segale Properties LLC
Attn: Mike Pruett
mpruett@segaleproperties.com
P.O. Box 88028
Tukwila, WA 98138

Acreage: 990 acres

Zoning: Forestry (F)

Lead agency: King County Department of Local Services, Permitting Division

Threshold Determination:

The responsible official has determined that this proposal **is likely to have a significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030 (2)(c)** and shall be prepared. An environmental checklist and reports indicating likely environmental impacts is available at the following link. Search for GRDE23-0083:

[Projects of special interest - King County, Washington](#)

The lead agency has identified the following areas of impacts for discussion in the EIS:

- Project's full description and scope including the proposed asphalt plant detail site design
- Groundwater quality and quantity
- Critical areas (Wetlands, Aquatic Areas, Steep Slopes, Landslide, Erosion and Coal Mine hazard areas including the Green River environment.
- Fish and Wildlife
- Recreation
- Land Use and relevant Comprehensive Plan Policies
- Aesthetics
- Noise
- Air Quality
- Traffic
- Fire safety and available water source during emergency
- Public Services and water supply

Scoping: *Agencies*, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other permits and approvals that may be required.

The County has identified 4 possible alternatives to be evaluated in the Draft Environmental Impact Statement (DEIS). These include:

1. No Action Alternative.
2. The Applicants proposal as submitted in project application GRDE23-0083.
3. The Applicant's proposal that contemplates a land exchange with Washington Department of Natural Resources.
4. A scaled down version of the Applicants proposal that includes a reduced scope (area, volume of materials, duration, frequency, phasing, extraction elevations, accessory uses etc.)

Comments and Appeals

This determination is issued pursuant to the DS process in WAC 197-11-360. **A 30-day comment period is provided from the date of this issuance which will end on August 7, 2026.** Written comments can be mailed address below or emailed to: ty.peterson@kingcounty.gov . Any appeals to this decision shall be made to King County Department of Local Services – Permitting division withing 24 days, 4pm on August 3, 2026.

Department of Local Services- Permitting
919 SW Grady Way, Suite 300, Renton WA, 98057

For information about the project contact the project manager listed above. The permit application, studies and environmental documents may be reviewed via the link provided above:

Responsible Official:

Ty Peterson,
SEPA Responsible Official

July 8, 2026
Effective Date