



October 23, 2023

Angélica Velásquez
Washington State Boundary Review Board for King County
400 Yesler Way, Room 240, MS-0240
Seattle, Washington 98104

Subject: Notice of Intention of Proposed Expansion of Sewer Service Area
LakePointe Annexation by Soos Creek Water & Sewer District for the Provision of
Sewer Service

Dear Angélica Velásquez,

As required by RCW 36.96, a Notice of Intention is hereby provided to the Washington State Boundary Review Board (BRB) for King County by Soos Creek Water & Sewer District regarding the proposed annexation known as LakePointe Annexation. This territory would expand the District's sewer service area by approximately 79.90 acres.

The proponent's explanation of items required to assist in your consideration of the proposed action follows, numbered in accordance with the suggested format. The various exhibits are enclosed and identified in the sequence in which they were referenced in the text as individual documents.

I. ADVANCE COURTESY NOTIFICATION

Advance courtesy notification package was submitted to the Boundary Review Board on September 26, 2023.

II. BACKGROUND INFORMATION/MAPS

1. A brief description of and reason for seeking the proposed action. Include a statement of the method used to initiate the proposed action (i.e., petition or election method), and the complete RCW designation.

The annexation is approximately 79.90 acres, located generally north of the existing Soos Creek Water and Sewer District boundary and District Corporate Boundary. This action proposes no change to existing land uses, which are zoned by the City of Covington November 1, 2017, zoning map as Mixed Residential (MR), Regional Commercial Mixed Use (RCMU), R-6 and R-12. The parcels are currently vacant, and previously used as a quarry pit with ponds. The appropriate documentation was submitted with the signed petition designating the authority of signature. The signature has been verified and the land area represents more than 60% of the assessable land area described in the annexation petition.

The proposed annexation area is located in the City of Covington in King County, Washington. It is bounded to the South, East, and West by the existing District Corporate Boundary.

2. A signed copy of the action accepting the proposal as officially passed.

Copies of the following resolution of the Board of Commissioners for Soos Creek Water & Sewer District are enclosed:

Resolution 3817-S - Accepting the Petition for the LakePointe Annexation, holding a Public Hearing, and Stating the District's Interest to Annex the Area, Subject to Approval by the Boundary Review Board and King County Council, is **Exhibit "A"**.

3. Certification of any petitions for municipal annexation, as required by state law (RCW 35A.01.040 (4)).

RCW 35A.01.040 applies only to optional municipal code cities. A letter dated June 26, 2023, to the District Board of Commissioners from the District Consultant, which certifies that the signatures on petitions proposing the annexation represent more than 60% of the proposed annexation area, is enclosed as **Exhibit "B"**. Also included with Exhibit B are copies of the signed petition and legal description of the areas included in the annexation, with owner information.

4. The following environmental documents are enclosed:

- The completed Environmental Checklist is **Exhibit "C"**.
- The agency distribution list for the Environmental Checklist review is **Exhibit "D"**
- The Determination of Non-Significance is **Exhibit "E"**.

5. The legal description of the proposed sewer expansion area (LakePointe Annexation) is enclosed as **Exhibit "F"**.

6. The following maps:

- A. King County Assessor's map on which the boundary of the area involved in the proposal is clearly indicated as **Exhibit "G"**.

- B. Vicinity map(s), enclosed as **Exhibit "H"**, no larger than 8.5 x 11 inches displaying:

- 1) The boundary of the area involved in the proposal.
- 2) The entity corporate limits in relationship to the proposal.
- 3) Major physical features such as bodies of water, major streets and highways.
- 4) The boundaries of all cities or special purpose districts (to include, if applicable, any water, sewer, fire, school, hospital or library district) having jurisdiction in or near the proposal. Include all utility districts whose comprehensive plans include all or any part of the proposal, even if only in a planning area.
- 5) County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA).
- 6) If a boundary service agreement has been formalized between two or more

jurisdictions, that service line should be shown with the appropriate entity noted in each service area.

- 7) Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map.
- C. A map of the current corporate limits of Soos Creek Water & Sewer District upon which the proposal has been delineated, enclosed as **Exhibit "I"**. It also delineates the District's current sewer service area.

III. FACTORS THE BOARD MUST CONSIDER

Entities should respond to the following elements regarding this proposal with sufficient information to permit appropriate responses to the Board from staff of either the King County Council or King County Executive. These elements relate to the factors the Board must consider as outlined in RCW 36.93.170 (attached).

1. Overview

- A. The estimated current population of the proposed sewer expansion area is 0.
- B. The area is about 79.90 acres.
- C. The area's population density is 0 (vacant).
- D. The assessed value of the land and improvements within the area is \$8,096,240 according to King County records.

2. Land Use

- A. The existing land use of the territory proposed to be added to the District's sewer service area consists of 4 parcels of land, currently vacant, previously used as a quarry.
- B. The proposed immediate and long-term use for the area is commercial and residential, per the LakePointe Urban Village Development Agreement, dated January 2016, with the City of Covington.

3. State Growth Management Act

- A. Is the proposed action in conformance with the County-wide Planning Policies, adopted by King County in response to the Growth Management Act (GMA)? What specific policies apply to this proposal?

Through regional planning, Soos Creek Water and Sewer District has been identified as the logical provider of sewer services to the annexation area. The following 2021 King County Countywide Policies, Ordinance 19384, specifically support this proposal.

PF-3 Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.

PF-12 Require all development in the Urban Growth Area to be served by a public sewer system except:

- a) Single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or*
- b) Development served by alternative technology that:*

- 1) Provide equivalent performance to sewers;*
- 2) Provide the capacity to achieve planned densities; and*
- 3) Will not create a barrier to the extension of sewer service within the Urban Growth Area.*

B. King County Comprehensive Plan/Ordinances

- 1) How does County planning under the Growth Management Act (GMA) relate to this proposal?

King County planning under the Growth Management Act (GMA) has established the Urban Growth Boundary (UGB). The proposed properties are within the UGB.

- 2) What King County Comprehensive Plan policies specifically support this proposal?

F-255 In the Urban Growth Area, all new development shall be served by public sewers unless:

- a) Application of this policy to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property; or*
- b) Sewer service is not available for a proposed short subdivision of urban property in a timely or reasonable manner as determined by the Utilities Technical Review Committee. These on-site systems shall be managed by one of the following entities, in order of preference:*

- 1) The sewer utility whose service area encompasses the proposed short subdivision; or*
- 2) The provider most likely to serve the area; or;*
- 3) An Onsite Sewage System Maintainer certified by the Public Health – Seattle & King County.*

The onsite system shall meet all state and county approval requirements. The approved short subdivision shall indicate how additional lots to satisfy the minimum density requirements of the zoning will be located on the subject property in case sewers become available in the future. There shall be no further subdivision of lots created under this policy unless served by public sewers.

F-256 In the Urban Growth Area, King County and sewer utilities should jointly

prioritize the replacement of on-site systems that serve existing development with public sewers, based on the risk of potential failure. King County and sewer utilities should analyze public funding options for such conversion and should prepare conversion plans that will enable quick and cost-effective local response to health and pollution problems that may occur when many on-site systems fail in an area.

- 3) What is the adopted plan classification/zoning? (Please include number of lots permitted under this classification).

The City of Covington Municipal Code provides for Mixed Residential (MR), Regional Commercial Mixed Use (RCMU), R-6 and R-12 zoning classifications in this area. The number of lots permitted in this area under these classifications is 6 dwelling units per acre in the R-6 zone, 12 dwelling units per acre in the R-12 zone, 50 dwelling units per an acre for MR and RCMU zones.

- 4) Will City regulation(s) supplant King County regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control? If so, describe the City regulations and how they compare to the County regulations.

City of Covington regulations apply within the city limits. Any future project will need to evaluate the parcels for sensitive areas and follow city guidelines and regulations based on results. This annexation proposal is for sewer service only.

C. Proponent's Comprehensive Plan/Franchise

- 1) How does District planning under the Growth Management Act (GMA) relate to this proposal?

The District prepares a comprehensive sewer plan that supports the city and county GMA requirements. The proposed annexation area is within the district sewer planning boundary for sewer service.

- 2) Has your District adopted a Potential Annexation Area (PAA) under the Growth Management Act? Have you negotiated PAA agreements with neighboring cities?

Does Not Apply.

- 3) Is this proposal in your adopted Comprehensive Plan, or will a plan amendment be required? If so, when will that amendment be completed?

Sewer service for the proposed annexation area is included in the Soos Creek Water & Sewer District's sewer planning boundary within its current adopted Sewer Comprehensive Plan. The District has an existing sewer main that is a main collector for sewers serving the area to the west, east and south. The annexation

area can be served by upgrades to existing facilities and installation of new facilities.

4) When was your Comprehensive Plan approved?

The current Sewer Comprehensive Plan for Soos Creek Water & Sewer District (was adopted by District Resolution No. 3444-S on July 23, 2014, and approved by King County Ordinance 17821 on June 2, 2014.

5) Is a franchise required to provide service to this area? If so, is the area included within your current franchise?

The proposed annexation area is currently within the District's Sewer Franchise Area.

6) Has this area been the subject of a pre-Annexation Zoning Agreement? If so, please enclose a signed copy of the agreement.

Does Not Apply.

7) What is the proposed land use designation in your adopted Comprehensive Plan? When were your proposed zoning regulations adopted?

Does Not Apply. City of Covington is the land use agency.

3. Planning data

A. Revenues/Expenditures

1) Estimate City expenditures.

The area is located in the City of Covington. The SCWSD annexation action will not impact city expenditures.

2) Estimate City revenues to be gained.

The area is located in the City of Covington. The SCWSD annexation action will not impact city expenditures.

3) Estimate County revenues lost.

The annexation action will not impact County expenditures.

4) Estimate fire district revenue lost.

None.

5) Estimate fire district expenditure reduction.

None.

The proposed annexation and expansion of the District's sewer service area would not increase or decrease the revenues and expenditures of any city, fire district or King

County. The proposal is an expansion of sewer service currently available within the District's sewer planning area, rather than a transfer of territory from one jurisdiction to another, such as would be the case with annexations to cities, new incorporations, or revisions to the common boundaries of adjacent special districts which provide the same services.

B. Services

1) Water

- a. Directly or by contract?
- b. Storage location(s), capacity?
- c. Mains to serve the area (diameter, location)
- d. Pressure station location and measured flow
- e. Capacity available?
- f. Water source (wells, Seattle, etc.)
- g. Financing of proposed service (LID, ULID, Developer Extension, Etc.)

The proposal to expand the District's sewer service area does not apply to the provision of water service. Water service is provided by Covington Water District.

- 2) Sewer: The proposed service area expansion would be for sewer service only.
- a. Directly or by contract?

Sewer construction within the area would be accomplished through developer extension agreement, District contract, and/or by Utility Local Improvement District (ULID). The District is currently in discussions with the Developer to sign a developer extension agreement for both onsite and offsite improvements. Upon the completion and acceptance of the sewer construction, the system would be owned and operated by Soos Creek Water & Sewer District for the direct collection of sewage.

- b. Mains to service the area (diameter, location)

Per the District's current comprehensive plan, the existing mains that will serve the proposed annexation are located south of the site. The mains are 10-inches in diameter. Sewer service would be provided by 10 or 12-inch mains connecting into the existing system.

- c. Gravity or Lift Station required?

Sewage from the area would be transported via the District's system of gravity or force mains south to Lift Station No. 11B, then pumped to the west through the District to King County Wastewater Treatment Division (KCWTD) facilities near Kent.

- d. Disposal (KCWTD; City or District treatment plant)

Disposal and treatment are through KCWTD.

e. Capacity available?

All components of the sewage system, including the local collection systems and the District's force mains, which discharge sewage through the City of Covington and Metro systems, have sufficient capacity to handle sewage from the proposed service expansion area. Some upgrades will be required and will be funded by the Developer for the proposed annexation area.

3) Fire Service

- a. Directly or by contract?
- b. Nearest station(s)
- c. Response time?
- d. Are they fully manned? How many part-time and full-time personnel?
- e. Major equipment at station location (including type and number of emergency vehicles)?
- f. How many fully certified EMT/D-Fib personnel do you have?
- g. What fire rating applies?
- h. Source of dispatch?

The proposed sewer service expansion would have no effect on fire service.

4. General

1. In case of extensions of services, has an annexation agreement been required? If so, please attach a recorded copy of this agreement.

Proponents of the sewer service expansion will have to enter into a Developer Extension Agreement with Soos Creek Water & Sewer District. Any expansion of the sewer system must be reviewed and approved by the District and any development must be reviewed by the City of Covington for approval. The landowners could also request a Utility Local Improvement District (U.L.I.D.) to extend sanitary sewers.

2. Describe the topography and natural boundaries of the proposal.

The topography of the area is generally rolling with some areas of steep slopes at the southeast corner.

3. How much growth has been projected for this area during the next ten (10) year period? What source is the basis for this projection?

The area is adjacent to the Soos Creek Water & Sewer District on the South, West, and East borders. The area is anticipated to reach full development within a period of five to twenty years.

4. Describe any other municipal or community services relevant to this proposal.

The proposed sewer service area expansion does not, by itself, require or depend on other municipal or community services other than public water service, which would be available through Covington Water District. However, as part of a developing suburban residential area, facilities such as streets, sidewalks, storm drainage systems, power and telephone, in addition to sewer and water service, are required and would be provided as a part of each development as governed by City of Covington regulations. Community facilities such as parks, fire protection and school sites are being provided in the general vicinity as part of the master plan implementation required by City of Covington.

5. Describe briefly any delay in implementing service delivery to the area.

No delays in installing sanitary sewer service are anticipated. Sewer service will be installed through a developer extension agreement when initiated by the property owners/developer.

6. Briefly state your evaluation of the present adequacy, cost, or rates of service to the area and how you see future needs and costs increasing. Is there any other alternative source available for such service(s)?

There are no present costs or rates of service to the area because it is not currently developed.

The Soos Creek Water & Sewer District maintains a fee schedule for the implementation of its planned facilities and services which is revised periodically to reflect the current costs of new construction, operations, and maintenance. The schedule is set to provide an equitable distribution of costs among those users who create the demand for facilities and services. The District's current charges are as follows:

General Facilities Charge:

- a) \$6,303 per equivalent residential unit.
- b) \$0.7879 per square foot for commercial

Notes: An equivalent residential unit is the volume provided to an average single-family household.

The general facilities charge includes the apportioned costs of major District facilities and the over-sizing of sewer mains.

Line Charges:

- a) U.L.I.D. Assessment (actual project cost).

- b) Developer Extension (borne by developer).
- c) Charge in lieu of assessment for interim service on a case-by-case basis (\$97.12 per front foot).
- d) Latecomer Agreement (evaluated on a case-by-case basis to distribute total construction costs equitably).

Monthly Service Charges:

The District's bi-monthly service charge pays for the KCWTD treatment of the sewage and for the regular maintenance and operation of the District sewer main and sewage lift stations. The current bi-monthly service charge for this area is \$150.06 in pumped areas of which \$104.22 is for KCWTD sewage treatment.

The District's fee structure is based on the concept that new development will pay for its fair share of all needed sewer system improvements identified in the Sewer Comprehensive Plan, as amended from time-to-time. This assures, to the extent possible, that the needed facilities will be available. It is expected that as long as the District is experiencing relatively rapid growth, virtually all new facilities will be constructed by developer extensions or U.L.I.D.'s. Costs are likely to reflect the costs generally experienced in the construction industry.

No other public agency is currently able to provide sewer service. It would be illogical for another service provider to operate a system within a 79.90-acre area which is adjacent to the Soos Creek Water & Sewer District and within the District sewer planning area. It would also be contrary to the District's approved Comprehensive Plan.

IV. OBJECTIVES

Describe how this proposal meets the objectives of RCW 36.93.180. Give your reasons for each of the objectives chosen.

1. Preservation of natural neighborhoods and communities.

The extension of sewer service to the area would enable the area to be developed consistent with the adjacent neighborhoods.

2. Use of physical boundaries including, but not limited to, bodies of water, highways, and land contours.

The annexation boundary is not based on any physical boundaries.

3. Creation and preservation of logical service areas.

The extension of the sewer service area conforms to current land use and utility service policies for the area.

4. Prevention of abnormally irregular boundaries.

The proposed service area fills in a gap in the existing District Corporate Boundary.

5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas.

Does not apply.

6. Dissolution of inactive special purpose districts.

Does not apply.

7. Adjustment of impractical boundaries.

The proposed service area extension is adjacent to the District Corporate boundary and fills a gap between the easterly and westerly boundaries.

8. Incorporation as cities or towns or annexation to cities or towns of unincorporated areas which are urban in character.

Does not apply.

9. Protection of agricultural lands.

Does not apply.

10. Provide reasonable assurance that the extension of municipal services and the additional payments to be made by the property owners of the area to be annexed in the form of taxes will remain reasonably equal to the value of the additional municipal services to be received during a period of ten years following the effective date of the proposed annexation. This objective shall apply only to cities with a population of 400,000 or more which initiates a resolution for annexation proceedings.

Does not apply.

We believe that a review of the background information, current public policy, adopted comprehensive plans and the facts of the proposed sewer service area expansion clearly demonstrate that approval of the proposal would advance the statutory objectives of the Boundary Review Board.

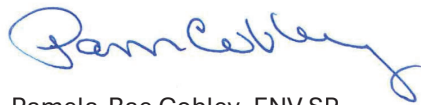
Should questions come up in the course of reviewing the information provided, please contact me.

Please send official notices regarding the proposed sewer service area expansion to:

Soos Creek Water & Sewer District
14616 SE 192nd Street
Renton, Washington 98058

Thank you for your consideration.

Sincerely,
PACE Engineers, Inc.



Pamela-Rae Cobley, ENV SP
Principal Planner
Pamc@paceengrs.com

Cc: Jane Vandenberg, PE General Manager, Soos Creek Water & Sewer District
Gregory G. Hill, PE, Operations Manager, Soos Creek Water & Sewer District
Mike Hanis, District Attorney, Hanis Irvine Prothero PLLC

Attachments



SOOS CREEK WATER AND SEWER DISTRICT
KING COUNTY, WASHINGTON
RESOLUTION NO. 3817-S

A RESOLUTION of the Board of Commissioners of Soos Creek Water and Sewer District, King County, Washington, of annexation to Soos Creek Water and Sewer District pursuant to Annexation P-372-S.

WHEREAS, the following steps have been taken and acts accomplished:

- a. A legally sufficient petition for annexation was filed with the Board, signed by owners, according to the records of the King County Auditor, of not less than sixty percent (60%) of the area of land for which annexation was petitioned.
- b. A public hearing was held at 4:45 p.m., on July 26, 2023, following statutory notice.
- c. Resolution No. 3815-S was adopted at a regular meeting of the Board of Commissioners on July 5, 2023, making a Determination of Nonsignificance pursuant to SEPA.

WHEREAS, the Board has received the informational reports and memoranda describing the annexation; has considered the Comments, if any, received in response to the SEPA Notice of DNS; has read, heard and considered the submissions and testimony of all those wishing to comment on the Annexation, if any; and

WHEREAS, being fully advised, the Board now desires to approve the Annexation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Soos Creek Water and Sewer District as follows:

SECTION 1: That Soos Creek Water and Sewer District hereby approves Annexation P-372-S for the area described in "Attachment A", attached hereto, and incorporated herein by this reference.

Section 2: That final Annexation is subject to approval by the King County Council and the King County Boundary review Board; and by subsequent confirmation of the Board by Motion.

SECTION 3: That District Management and Staff are hereby directed to submit this Resolution and to prepare necessary documentation supporting the Annexation to the King County Council, and to the King County Boundary Review Board for their review and action.

ADOPTED by the Board of Commissioners of Soos Creek Water and Sewer District, King County, Washington, at a regular open public meeting thereof on the 26th day of July, 2023.



LOGAN WALLACE, President



DAROLD STROUD, Secretary



ALICE MARSHALL, Commissioner

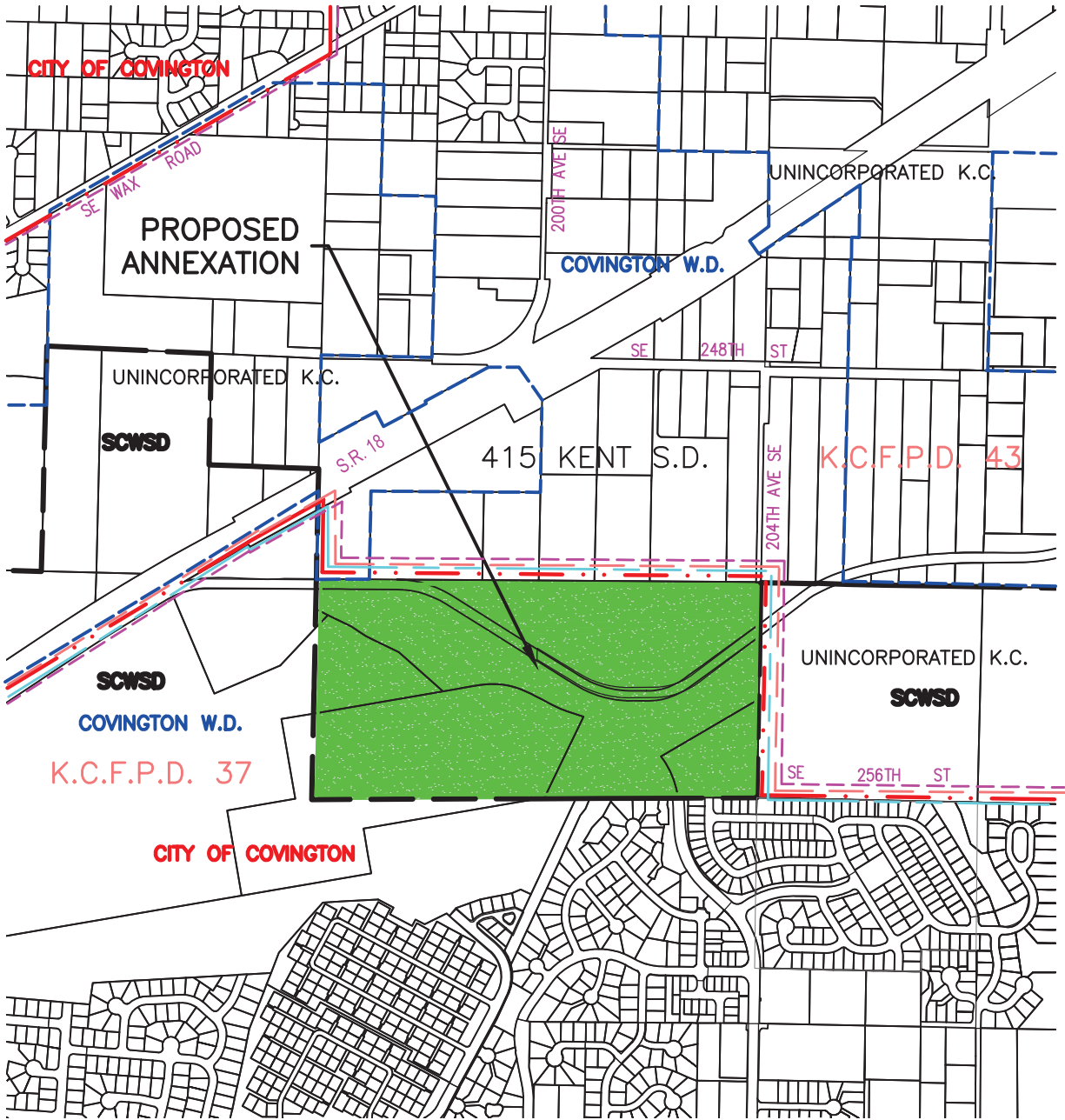


GARY CLINE, Commissioner

ALAN EADES, Commissioner

ATTACHMENT A

SOOS CREEK WATER & SEWER DISTRICT PROPOSED ANNEXATION P-372-S



- SCWSD CORPORATE BOUNDARY
- - - SCWSD SEWER SERVICE PLANNING BOUNDARY
- - - COVINGTON WATER DISTRICT BOUNDARY
- . . . CITY OF COVINGTON BOUNDARY
- - - KING CO. URBAN GROWTH BOUNDARY
- - - KING CO. FIRE PROTECTION DISTRICT BOUNDARY
- - - K.C.F.P.D. 37
- - - 415 KENT S.D. SCHOOL DISTRICT



NOTE: SOME BOUNDARIES OCCUR ALONG THE SAME LINES, IN THESE AREAS LINES HAVE BEEN SEPARATED FOR VISUAL PURPOSES.

SCALE: 1" = 1000' MJL 4/10/2023 PROJ. NO.: 23300

ATTACHMENT A

A DESCRIPTION OF THE AREA SOUGHT TO BE ANNEXED IS AS FOLLOWS:

Beginning at the Northeast corner of the South half of the Southwest quarter of Section 20, Township 22 North, Range 6 East. W.M., in King County, Washington, said point being on the existing corporate boundary for Soos Creek Water & Sewer District;

Thence southerly along the East line of said Southwest quarter, said East line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Southeast corner of said Southwest quarter;

Thence westerly along the South line of said Southwest quarter, said South line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Southwest corner of said Southwest quarter;

Thence northerly along the West line of said Southwest quarter, said West line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Northwest corner of said South half of the Southwest quarter;

Thence easterly along the North line of said South half to said Northeast corner of the South half, said point being on the existing corporate boundary for Soos Creek Water & Sewer District, and the Point of Beginning of this description.

(Contains 79.90± Acres)



June 26, 2023

Soos Creek Water & Sewer District
14616 SE 192nd Street
Renton, WA 98058-1039

Subject: *Annexation Petition P-372-S*

Dear Commissioners:

We have checked the petition for the above annexation. The area consists of ± 75.73 acres, excluding right-of-way. The boundary of this parcel is contiguous to the existing District corporate boundary.

We hereby certify that the signatures on the petition represent more than 60% of the assessable land area described in the petition. The actual area on this petition by the property owners is $\pm 94.78\%$, excluding right-of-way.

Attached is a copy of the King County Assessor's certification of signatures, legal description for this annexation and a map representing the location.

We will transmit any exhibits necessary to be forwarded to the King County Boundary Review Board concerning this annexation.

Sincerely,

PACE Engineers, Inc.

A handwritten signature in blue ink, appearing to read "Pam Cobley", is written over a light blue horizontal line.

Pamela-Rae Cobley, ENV SP
Principal Planner

cc: Jane Vandenberg, PE, Soos Creek Water & Sewer District
Gregory G. Hill, PE, Soos Creek Water & Sewer District
Mike Hanis, Hanis Irvine Prothero PLLC

Attachments

AREA OF ANNEXATION
SOOS CREEK WATER & SEWER DISTRICT

THOSE PARCELS OF LAND LYING WITHIN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, CITY OF COVINGTON, KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TAX PARCEL NUMBER: 2922069162 Brookcal TB WA I LLC

THAT PORTION OF LOT A, LAKEPOINTE LOT LINE ADJUSTMENT FILE NO. LU20-0027, RECORDED UNDER KING COUNTY RECORDING NUMBER 20201015900001 LYING WITHIN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, CITY OF COVINGTON, KING COUNTY, WASHINGTON.

TAX PARCEL NUMBER: 1922069041 Hawk Family Properties and Hughes Family Investment

THAT PORTION OF LOT B, LAKEPOINTE LOT LINE ADJUSTMENT FILE NO. LU20-0027, RECORDED UNDER KING COUNTY RECORDING NUMBER 20201015900001 LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, CITY OF COVINGTON, KING COUNTY, WASHINGTON.

TAX PARCEL NUMBER: 3022069001 Brookcal TB WA I LLC

THAT PORTION OF LOT 2, LAKEPOINTE LOT LINE ADJUSTMENT FILE NO. LU16-0024-0028, RECORDED UNDER KING COUNTY RECORDING NUMBER 20170713900001 LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, CITY OF COVINGTON, KING COUNTY, WASHINGTON.

TAX PARCEL NUMBER: 2022069152 Brookcal TB WA I LLC

THAT PORTION OF LOT 3, LAKEPOINTE LOT LINE ADJUSTMENT FILE NO. LU16-0024-0028, RECORDED UNDER KING COUNTY RECORDING NUMBER 20170713900001 LYING WITHIN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, CITY OF COVINGTON, KING COUNTY, WASHINGTON.

TAX PARCEL NUMBER: 2022069012 Brookcal TB WA I LLC

THAT PORTION OF LOT 5, LAKEPOINTE LOT LINE ADJUSTMENT FILE NO. LU16-0024-0028, RECORDED UNDER KING COUNTY RECORDING NUMBER 20170713900001 LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, CITY OF COVINGTON, KING COUNTY, WASHINGTON.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF SE 254TH STREET.

2-22-2023



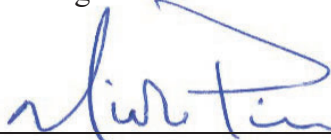
CERTIFICATE OF INCUMBENCY
OF
BROOKCAL TB WA I LLC,
a Delaware limited liability company

I, Nicole Pierce, do hereby certify that I am the duly elected, qualified and acting Assistant Secretary of BROOKCAL TB WA I LLC, a Delaware limited liability company (the "Company"), and that as such, I am authorized to execute this Certificate on behalf of the Company, and I further certify that:

The following persons have been duly elected to, are duly qualified for, are acting in, and on the date hereof do hold, the offices of the Company set forth opposite their respective names below:

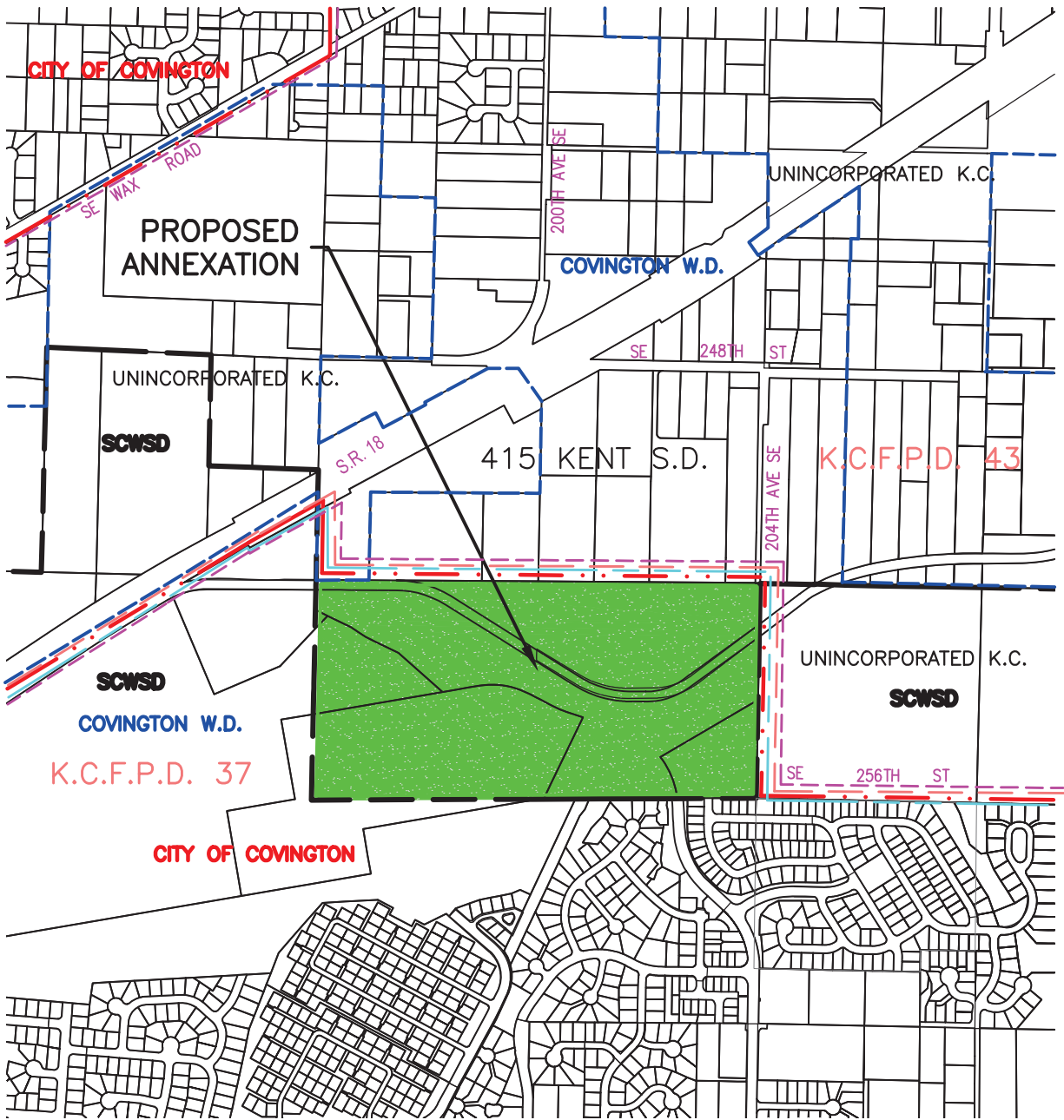
<u>Name</u>	<u>Office</u>
Adrian P. Foley	President
Thomas Lui	Chief Financial Officer
Ted T. McKibbin	Chief Operating Officer
Warren E. Krug	Chief Investment Officer & Executive Vice President
Amy Arentowicz	General Counsel & Executive Vice President
William B. Seith	Secretary
Robin Rutherford	Assistant Secretary
Nicole Pierce	Assistant Secretary
Andrew Brausa	Authorized Signatory
Walter "Ted" F. Nelson	Authorized Signatory
Trent Edwards	Authorized Signatory
Vicki R. Mullins	Authorized Signatory
Scott Jones	Authorized Signatory
Lynneah Hudson	Authorized Signatory
Danielle Bergener	Authorized Signatory
Daryl-Lynn Burke	Authorized Signatory
Dan Lepore	Authorized Signatory
Ryan Beyer	Authorized Signatory
Kelley Moldstad	Authorized Signatory

IN WITNESS WHEREOF, the undersigned has executed this Certificate as of this 4th day of October, 2022.



Nicole Pierce, Assistant Secretary

SOOS CREEK WATER & SEWER DISTRICT PROPOSED ANNEXATION P-372-S



- SCWSD CORPORATE BOUNDARY
- - - SCWSD SEWER SERVICE PLANNING BOUNDARY
- - - COVINGTON WATER DISTRICT BOUNDARY
- . . . CITY OF COVINGTON BOUNDARY
- - - KING CO. URBAN GROWTH BOUNDARY
- - - KING CO. FIRE PROTECTION DISTRICT BOUNDARY
- - - K.C.F.P.D. 37
- - - 415 KENT S.D.
- - - SCHOOL DISTRICT



NOTE: SOME BOUNDARIES OCCUR ALONG THE SAME LINES, IN THESE AREAS LINES HAVE BEEN SEPARATED FOR VISUAL PURPOSES.

SCALE: 1" = 1000' MJL 4/10/2023 PROJ. NO.: 23300

**PETITION FOR ANNEXATION NO. P-372-S
(SEWER SERVICE AREA)
KING COUNTY, WASHINGTON**

TO: SOOS CREEK WATER AND SEWER DISTRICT
KING COUNTY, WASHINGTON
A MUNICIPAL CORPORATION

AND

THE BOARD OF COMMISSIONERS
SOOS CREEK WATER AND SEWER DISTRICT

We, the undersigned owners, according to the records of the King County Auditor, of not less than 60% of the area of land within the territory hereinafter described contiguous to Soos Creek Water and Sewer District, a municipal corporation in King County, Washington, hereby petition that the territory hereinafter described be annexed to and become a part of said Soos Creek Water and Sewer District, and that all legal requirements be carried out to effectuate such annexation.

A description of the area sought to be annexed is as follows:

Beginning at the Northeast corner of the South half of the Southwest quarter of Section 20, Township 22 North, Range 6 East. W.M., in King County, Washington, said point being on the existing corporate boundary for Soos Creek Water & Sewer District;

Thence southerly along the East line of said Southwest quarter, said East line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Southeast corner of said Southwest quarter;

Thence westerly along the South line of said Southwest quarter, said South line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Southwest corner of said Southwest quarter;

Thence northerly along the West line of said Southwest quarter, said West line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Northwest corner of said South half of the Southwest quarter;

Thence easterly along the North line of said South half to said Northeast corner of the South half, said point being on the existing corporate boundary for Soos Creek Water & Sewer District, and the Point of Beginning of this description.

(Contains 79.90± Acres)

NOTICE TO PETITION SIGNERS

The following will be of interest to all property owners within the area requesting annexation to the SOOS CREEK WATER AND SEWER DISTRICT for sewer service.

I. WHO MAY SIGN THE PETITION

Only the owners of property within the described boundaries of the petition as follows:

1. The owner of record according to the records of the County Auditor.
2. In case of mortgaged property, the mortgagor may sign.
3. In case of a recorded purchase contract, the purchaser, as shown by County Auditor, may sign.
4. Any officer of a corporation, provided that a certified authorization of the corporation be attached.
5. In case of an estate, the executor, administrator or guardian may sign.

II. GENERAL FACTS CONCERNING U.L.I.D.

1. This is a request for annexation for sewer service. Should annexation be completed, Soos Creek Water and Sewer District will extend its comprehensive plan to program sewer for the area to avoid excessive costs of duplication and piece meal construction. Water service for this area is not provided by Soos Creek Water and Sewer District.
2. There are no taxes levied by Soos Creek Water and Sewer District and none are provided for in the District's plan. Soos Creek Water and Sewer District holds regular public meetings at 4:30 p.m. the first, third and fourth Wednesday of each month at the Soos Creek Water and Sewer District office at 14616 S.E. 192nd Street, Renton, Washington 98058-1039.

All interested persons are invited to attend these meetings and to become fully acquainted with the District and its operating procedures.

Should you have additional questions pertaining to the annexation, please call the District at (253) 630-9900, or Pam Coble at PACE Engineers, Engineers for the District at (425) 827-2014.

**SOOS CREEK WATER AND SEWER DISTRICT
 PETITION FOR ANNEXATION P-372-S
 (SEWER SERVICE ONLY)
SIGNATURE PAGE**

NAME AND ADDRESS (Please Print)	LEGAL DESCRIPTION OR KING COUNTY PROPERTY ACCOUNT NO. FROM TAX STATEMENT	OWNER'S SIGNATURE (Please read signature Procedure on attached Notice.)
BrookCal TB WA I LLC 505 South 336th Street, #430 Federal Way, WA 98003	302206-9001	Scott Jones <small>Digitally signed by Scott Jones Date: 2023.05.08 14:45:53-07'00'</small>
BrookCal TB WA I LLC 505 South 336th Street, #430 Federal Way, WA 98003	202206-9152	Scott Jones <small>Digitally signed by Scott Jones Date: 2023.05.08 14:46:09-07'00'</small>
BrookCal TB WA I LLC 505 South 336th Street, #430 Federal Way, WA 98003	292206-9162	Scott Jones <small>Digitally signed by Scott Jones Date: 2023.05.08 14:46:24-07'00'</small>
BrookCal TB WA I LLC 505 South 336th Street, #430 Federal Way, WA 98003	202206-9012	Scott Jones <small>Digitally signed by Scott Jones Date: 2023.05.08 14:46:40-07'00'</small>

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

1. Name of proposed project, if applicable:
Lakepointe Annexation
2. Name of applicant:
Soos Creek Water and Sewer District
3. Address and phone number of applicant and contact person:
14616 SE 192nd St
Renton, WA 98058
253.630.9900
Jane Vandenberg, General Manager
4. Date checklist prepared:
May 2023
5. Agency requesting checklist:
Soos Creek Water and Sewer District
6. Proposed timing or schedule (including phasing, if applicable):
Timing of annexation is dependent on Boundary Review Board and King County Council approvals.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The proposed annexation will bring the area into the District's Corporate boundary and allow them to serve the proposed development in accordance with District policy for service extensions (Resolution No. 3407).
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None for this annexation proposal.
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.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
Soos Creek Water and Sewer District Board of Commissioners, King County Boundary Review Board and King County Council approvals will be required.
11. Give a 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.)
This proposal would annex approximately 79.90 acres, located generally north of the Soos Creek Water and Sewer District boundary, into the District Corporate Boundary. This action proposes no change to existing land uses, which are zoned by the City of Covington November 1, 2017 zoning map as Mixed Residential (MR), Regional Commercial Mixed Use (RCMU), R-6 and R-12. The parcels are currently vacant, and previously used as a quarry pit with ponds. Site grading is permitted and currently under construction.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The annexation area consists of King County parcel numbers 192206-9041, 302206-9001, 292206-9162, 202206-9152, 202206-9012. The parcels are located near the intersection of SE 256th Street and SR18, between SE 256th Street and 204th Ave SE, King County, Covington, WA. A map and legal description of the parcels are attached as Exhibit A.

B. Environmental Elements

1. Earth

a. General description of the site:

Circle or highlight one: Flat, **rolling**, hilly, steep slopes, mountainous, other:

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

The steepest slope onsite is about 33 percent after site grading approved by permit from the City of Covington.

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.

Native soils are Everett gravelly sandy loam. Imported soils, under an approved permit from the City of Covington, are predominately silty sand with variable gravel.

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

None known.

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.

Does not apply. This is a non-project SEPA for annexation to the District Corporate Boundary.

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

Not as a result of this non-project annexation.

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

Does not apply. This is a non-project SEPA for annexation to the District Corporate Boundary.

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

Does not apply. This is a non-project SEPA for annexation to the District Corporate Boundary.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None. This is a non-project SEPA for annexation to the District Corporate Boundary.

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

None known.

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

Does not apply. This is a non-project SEPA for annexation to the District Corporate Boundary.

3. Water

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.

Yes. Jenkins Creek and an associated wetland are located to the north of the proposed annexation 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.

Does not apply. This is a non-project SEPA for annexation to the District Corporate Boundary.

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.

None. This is a non-project SEPA for annexation to the District Corporate Boundary.

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

No.

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

No.

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.

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 a general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

None.

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.

Does not apply. This is a non-project SEPA for annexation to the District Corporate Boundary.

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

No.

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

No.

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

Does not apply. This is a non-project SEPA for annexation to the District Corporate Boundary.

4. Plants

- 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?
None for this non-project SEPA.
- c. List threatened and endangered species known to be on or near the site.
None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.
Does not apply. This is a non-project SEPA for annexation to the District Corporate Boundary.
- e. List all noxious weeds and invasive species known to be on or near the site.
None known.

5. Animals

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.
- Hawk, eagle, songbirds, deer, salmon, trout
- 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.
As stated in the Wetland Resources June 2019 Wildlife Habitat Assessment Report, the WDFW SalmonScape Interactive Mapping System, "...maps Jenkins Creek as a Type F stream supporting Coho and winter Steelhead..."
- c. Is the site part of a migration route? If so, explain.
Yes. The Puget Sound area is located with the Pacific Migratory Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any.
None. This is a non-project SEPA for annexation to the District Corporate Boundary.
- e. List any invasive animal species known to be on or near the site.
None known.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Does not apply. this is a non-project SEPA for annexation to the District Corporate Boundary.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.
- 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.
None. This is a non-project SEPA for annexation to the District Corporate Boundary.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.
None known.

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

Does not apply to this non-project SEPA.

- a. 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.
None.
- b. 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.
None.
- c. Describe special emergency services that might be required.
Does not apply to this non-project SEPA.
- d. Proposed measures to reduce or control environmental health hazards, if any.
None. This is a non-project SEPA for annexation to the District Corporate Boundary.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None.
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)?
None as a result of this non-project SEPA.
3. Proposed measures to reduce or control noise impacts, if any.
Does not apply to this non-project SEPA.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site was an active quarry pit and is currently unused. Adjacent properties are undeveloped and residential properties. The proposed annexation will not affect current land uses.

- 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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site was previously used as a quarry pit since at least 1980. The site was forested prior to being used as a quarry pit. It is unknown if the site was used as working forest lands. The site was not used as working farmlands. No lands will be converted and uses will be governed by the land use agency, the City of Covington.

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.

- c. Describe any structures on the site.

None within the area to be annexed.

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

No.

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

The properties to be annexed are zoned RCMU, MR, R-6 and R-12 per current City of Covington zoning map dated November 1, 2017.

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

Per City of Covington Comprehensive Plan Existing Land Use Map, dated November 2018, the current land use designation is Resource.

The Future Land Use Map, dated November 2018, designates the site as Lakepointe Urban Village Subarea.

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

Does not apply.

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

Jenkins Creek and its associated wetlands are classified as critical areas by the City of Covington.

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

Does not apply to this non-project SEPA for annexation to the District Corporate Boundary.

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

None.

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

Does not apply to this non-project SEPA for annexation to the District Corporate Boundary.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land

uses and plans, if any.

Does not apply to this non-project SEPA for annexation to the District Corporate Boundary.

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

None. The proposed annexation would have no impact on agricultural and forest lands.

9. Housing

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

None. This is a non-project SEPA for annexation to the District Corporate Boundary.

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

None. This is a non-project SEPA for annexation to the District Corporate Boundary.

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

None. This is a non-project SEPA for annexation to the District Corporate Boundary.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Does not apply to this non-project SEPA for annexation to the District Corporate Boundary.

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

None.

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

Does not apply to this non-project SEPA.

11. Light and Glare

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

There will be no light or glare as a result of the proposed annexation.

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

No.

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

None.

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

Does not apply to this non-project SEPA.

12. Recreation

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

There are three recreational opportunities in the immediate vicinity of the proposed annexation area, located within the City of Covington. Cedar Creek Park to the northeast, Cedar Valley Park to the south, Evergreen Park to the south, and Jenkins Creek Trail to the southwest.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.
Does not apply to this non-project SEPA.

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
None known.
- 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.
- 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. This is a non-project SEPA for annexation to the District Corporate Boundry.
- 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.
Does not apply to this non-project SEPA.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The annexation area can be accessed from SR18 to the southwest and 204th Ave SE to the southeast. In future, Lakepointe Blvd will traverse the site from east to west.
- 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?
Yes. King County Metro Transit serves the area with the nearest stop at the intersection of SE 272nd St. and 195th Ave SE, about 1 mile to the south.
- c. 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).
Not as a result of this annexation.
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Does not apply to this non-project SEPA for annexation to the District Corporate Boundary.
- e. 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?

None as a result of the proposed annexation.

f. 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.

g. Proposed measures to reduce or control transportation impacts, if any.

Does not apply to this non-project SEPA.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No. This is a proposal for annexation only.

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

Does not apply to this non-project SEPA.

16. Utilities

a. Circle utilities currently available at the site: 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.

None for this annexation. This is a non-project SEPA for annexation to the District Corporate Boundary.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.


SEPA Responsible Official

Type name of signee: Jane Vandenberg

Position and agency/organization: General Manager/Soos Creek Water & Sewer District

Date submitted: 7/5/2023

D. Supplemental sheet for nonproject actions

IT IS NOT REQUIRED to use this section 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?**
There would be no increase in discharge to water, emissions to air, hazardous substances or noise as a result of the proposed annexation.
 - **Proposed measures to avoid or reduce such increases are:**
None. This is a non-project SEPA for annexation only to Soos Creek Water & Sewer District Corporate Boundary.
2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**
The annexation would have no affect on plants, animals, fish or marine life.
 - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**
None. This is a non-project SEPA for annexation only to Soos Creek Water & Sewer District Corporate Boundary.
3. **How would the proposal be likely to deplete energy or natural resources?**
The proposed annexation would not deplete energy or natural resources.
 - **Proposed measures to protect or conserve energy and natural resources are:**
None. This is a non-project SEPA for annexation only to Soos Creek Water & Sewer District. Corporate Boundary
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?**
The proposed annexation would have no affect on environmentally sensitive areas or areas designated for governmental protection.
 - **Proposed measures to protect such resources or to avoid or reduce impacts are:**
None. This is a non-project SEPA for annexation only to Soos Creek Water & Sewer District Corporate.
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?**
The proposed annexation allows for sanitary sewer service and would have no affect on land or shoreline uses.
 - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

None. This is a non-project SEPA for annexation only to Soos Creek Water & Sewer District Corporate Boundary.

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

The proposed annexation would not increase demands on transportation or public services and utilities.

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

None. This is a non-project SEPA for annexation only to Soos Creek Water & Sewer District Corporate Boundary.

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

The proposed annexation will not conflict with local, state or federal laws or requirements for environmental protection.

Soos Creek Water & Sewer District Annexation P SEPA Distribution List			
NAME	POSITION	ORG	EMAIL
Salina Lyons	Community Development Director	City of Covington	slyons@covingtonwa.gov
Thomas Keown	General Manager	Covington Water District	Thomas.keown@covingtonwater.com
Brian Carson	Fire Chief	Puget Sound Regional Fire Authority	fire@pugetsoundfire.org
Don Vondran	Public Works Director	City of Covington Public Works Department	dvondran@covingtonwa.gov
Ethan Newton	Parks & Recreation Director	City of Covington Parks Planning, Development & Administration	enewton@covingtonwa.gov
David Bussard	Executive Director of Capital Planning and Facilities	Kent School District	david.bussard@kent.k12.wa.us
Dan Cardwell	Committee Chair	King County Utilities Technical Review Committee	dcardwell@kingcounty.gov
Richard Rodriguez	Regional Planner	Department of Health - Drinking Water	richard.rodriguez@doh.wa.gov
Melani Pedroza	Clerk of the Council	King County Council	melani.pedroza@kingcounty.gov
Stewart Reinbold	Assistant Regional Habitat Program Manager	WA Fish and Wildlife	stewart.reinbold@dsw.wa.gov
Martin Fox	Fisheries Biologist	Muckleshoot Indian Tribe	
SEPA Register		WA Dept of Ecology	https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-Register

WAC 197-11-970 Determination of nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: This proposal would annex approximately 79.90 acres, located generally north of the Soos Creek Water and Sewer District boundary, into the District Corporate Boundary. This action proposes no change to existing land uses, which are zoned by the City of Covington November 1, 2017, zoning map as Mixed Residential (MR), Regional Commercial Mixed Use (RCMU), R-6 and R-12. The parcels are currently vacant, and previously used as a quarry pit with ponds. Site grading is permitted and currently under construction.

Proponent: Soos Creek Water & Sewer District

Location of proposal, including street address, if any: The annexation area consists of King County parcel numbers 192206-9041, 302206-9001, 292206-9162, 202206-9152, 202206-9012. The parcels are located near the intersection of SE 256th Street and SR18, between SE 256th Street and 204th Ave SE, King County, Covington, WA. A map and legal description of the parcels is attached as Exhibit A.

Lead agency: Soos Creek Water & Sewer District

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 20 days from the date of issuance below. Comments must be submitted by 5pm, on [date]. Comments must be submitted by July 25, 2023 at 5:00 PM. Comments and appeals on this DNS must be submitted by first class mail or delivered to the responsible official at the above lead agency address.

Responsible official: Jane Vandenberg

Position/title: General Manager

Phone: 253.630.9900

Address: 14616 SE 192nd Street, Renton, WA 98058

Date. July 6, 2023 **Signature**  _____

EXHIBIT F – LEGAL DESCRIPTION

A DESCRIPTION OF THE AREA SOUGHT TO BE ANNEXED IS AS FOLLOWS:

Beginning at the Northeast corner of the South half of the Southwest quarter of Section 20, Township 22 North, Range 6 East. W.M., in King County, Washington, said point being on the existing corporate boundary for Soos Creek Water & Sewer District;

Thence southerly along the East line of said Southwest quarter, said East line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Southeast corner of said Southwest quarter;

Thence westerly along the South line of said Southwest quarter, said South line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Southwest corner of said Southwest quarter;

Thence northerly along the West line of said Southwest quarter, said West line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Northwest corner of said South half of the Southwest quarter;

Thence easterly along the North line of said South half to said Northeast corner of the South half, said point being on the existing corporate boundary for Soos Creek Water & Sewer District, and the Point of Beginning of this description.

(Contains 79.90± Acres)

- Control
- RightOfWay
- Plat
- ShortPlat
- OriginalShortPlat
- Parcel
- Lot
- Easement
- Survey
- GovernmentLot
- Hydro
- DonationLandClaim
- Proposed
- Parcel
- Platted Major Number
- City

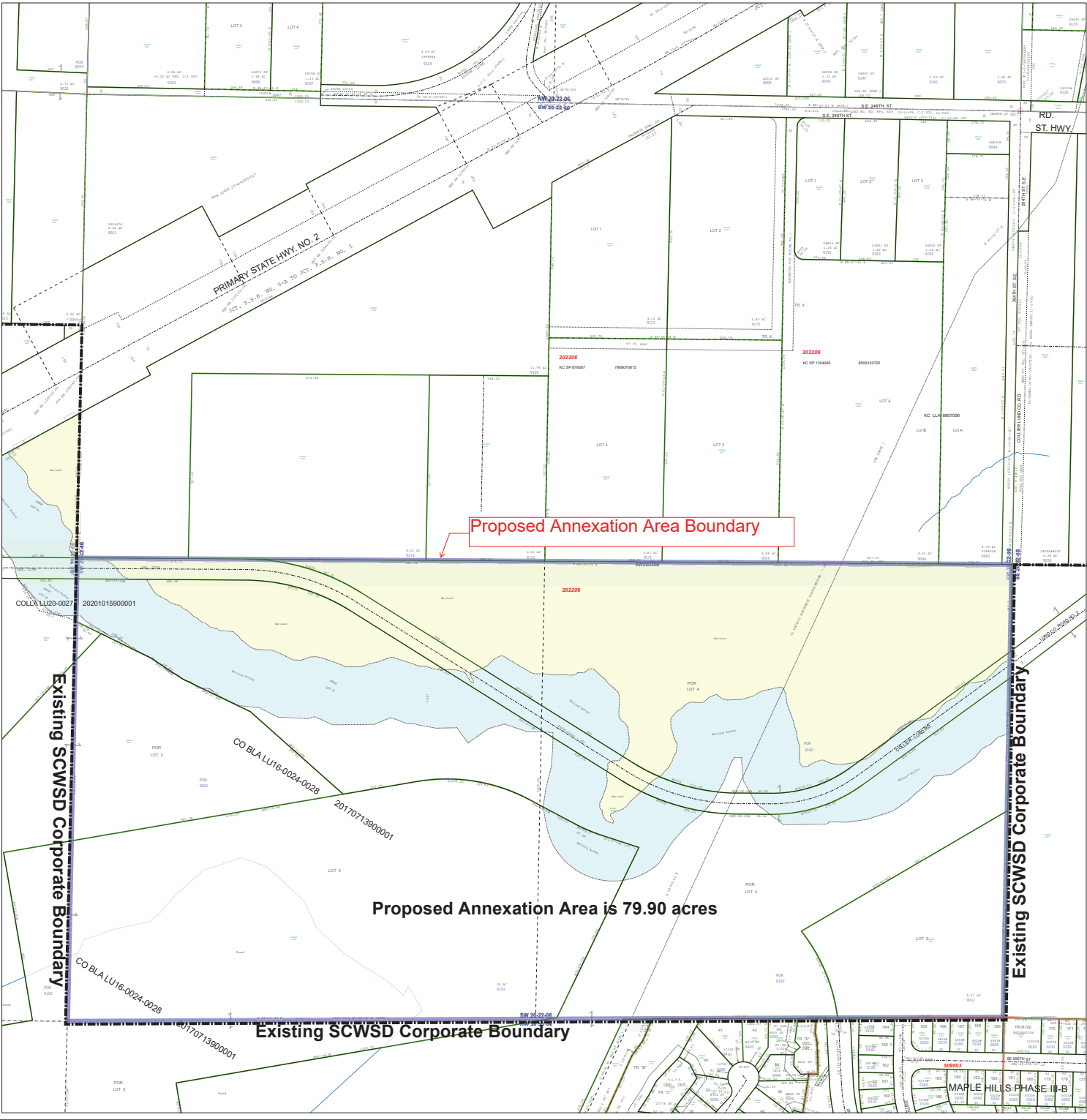
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County neither warrants nor represents, and hereby disclaims any liability for, accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any damages, special, indirect, incidental, or consequential damages resulting from the use or reliance of the information contained on this map. Any use of this map or information on this map is prohibited without the written permission of King County. This map is for assessment purposes only. It is provided to assist in making your property and is not guaranteed to show accurate measurements or boundaries and is not guaranteed to show accurate measurements or boundaries and is not guaranteed to show accurate measurements or boundaries.

NE 18-22-06	NW 20-22-06	NE 20-22-06
SE 18-22-06	SW 20-22-06	SE 20-22-06
NE 20-22-06	NW 20-22-06	NE 20-22-06



SW 20-22-06

1 inch = 100 feet
Date: 6/31/2021



Proposed Annexation Area Boundary

Proposed Annexation Area is 79.90 acres

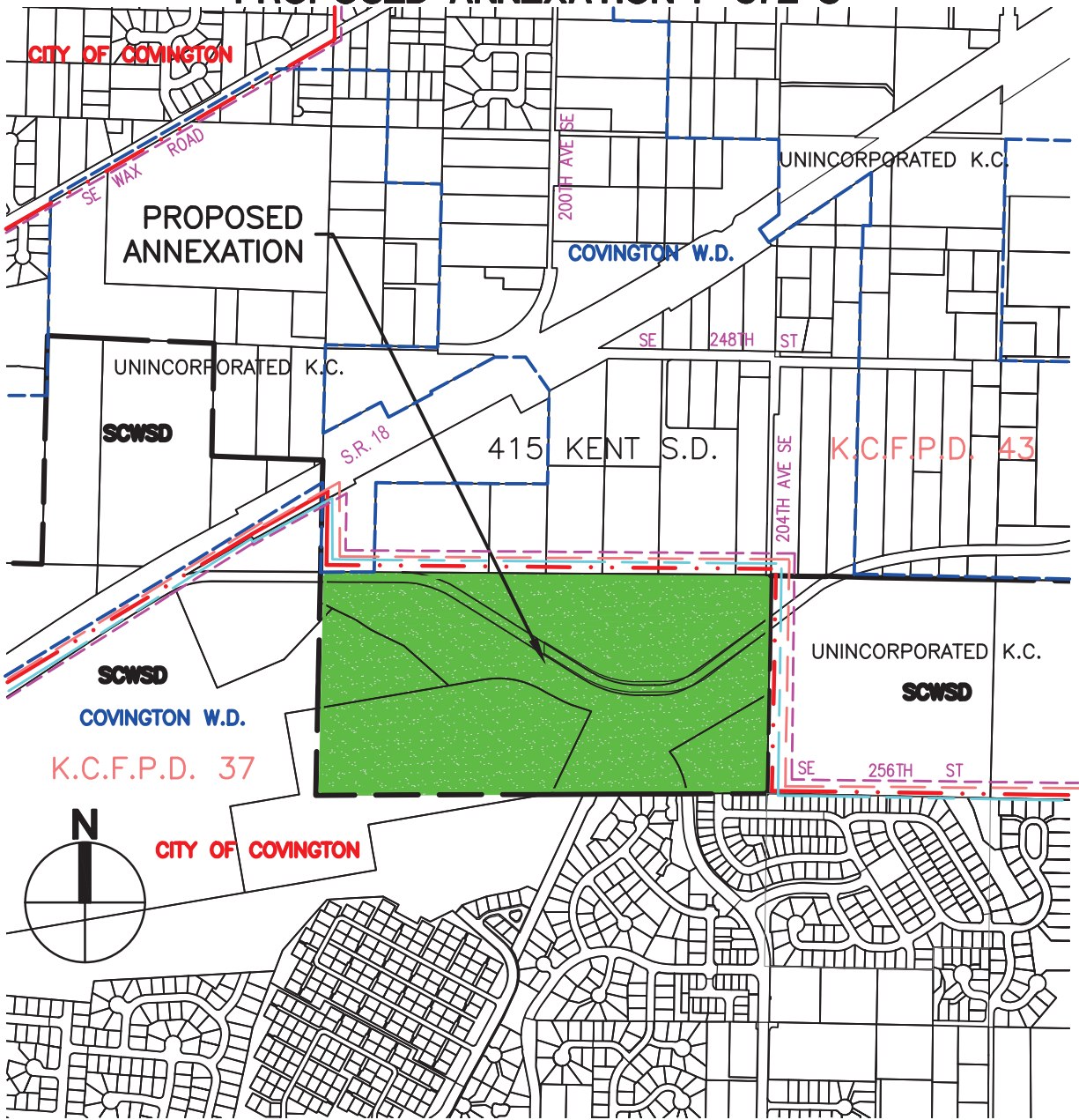
Existing SCWSD Corporate Boundary

Existing SCWSD Corporate Boundary

Existing SCWSD Corporate Boundary

MAPLE HILLS PHASE II-B

EXHIBIT H - VICINITY MAP SOOS CREEK WATER & SEWER DISTRICT PROPOSED ANNEXATION P-372-S

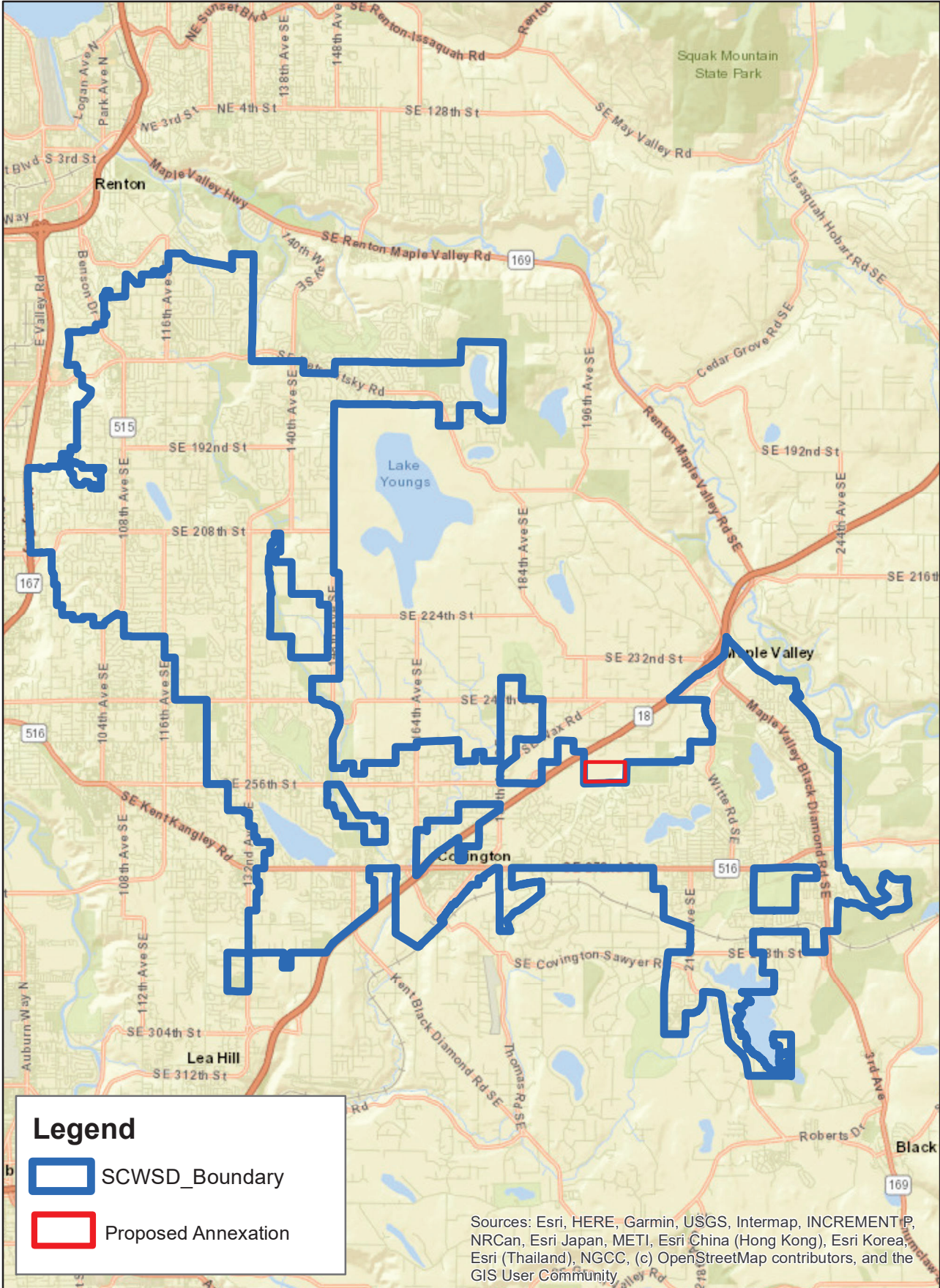


- SCWSD CORPORATE BOUNDARY
- - - SCWSD SEWER SERVICE PLANNING BOUNDARY
- - - COVINGTON WATER DISTRICT BOUNDARY
- . . . CITY OF COVINGTON BOUNDARY
- - - KING CO. URBAN GROWTH BOUNDARY
- - - KING CO. FIRE PROTECTION DISTRICT BOUNDARY
- K.C.F.P.D. 37 KING CO. FIRE PROTECTION DISTRICT
- 415 KENT S.D. SCHOOL DISTRICT

NOTE: SOME BOUNDARIES OCCUR ALONG THE SAME LINES, IN THESE AREAS LINES HAVE BEEN SEPARATED FOR VISUAL PURPOSES.

SCALE: 1" = 1000' MJL 10/05/2023 PROJ. NO.: 23300

SCWSD Sewer Corporate Boundary Map



Legend

- SCWSD_Boundary
- Proposed Annexation

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



King County

Department of Assessments

Accounting Division

201 S. Jackson St, Room 708, KSC-AS-0708
Seattle, WA 98104

John Wilson
Assessor

Oct 6th, 2023

Shelby Miklethun
Executive Secretary
Boundary Review Board
YES-BR-0240

RE: Pre-Review Soos Creek Water & Sewer District –Lakepointe Sewer Annexation

Dear Ms. Miklethun,

Thank you for the opportunity to review the preliminary legal description for the potential Lakepointe Sewer Annexation to Soos Creek Water and Sewer District.

Staff reviewed the legal description for the potential Lakepointe Sewer Annexation P-372-S, signed and dated by the surveyor on 09/07/2023, and determined that the legal description as written is sufficient for defining the area to be annexed.

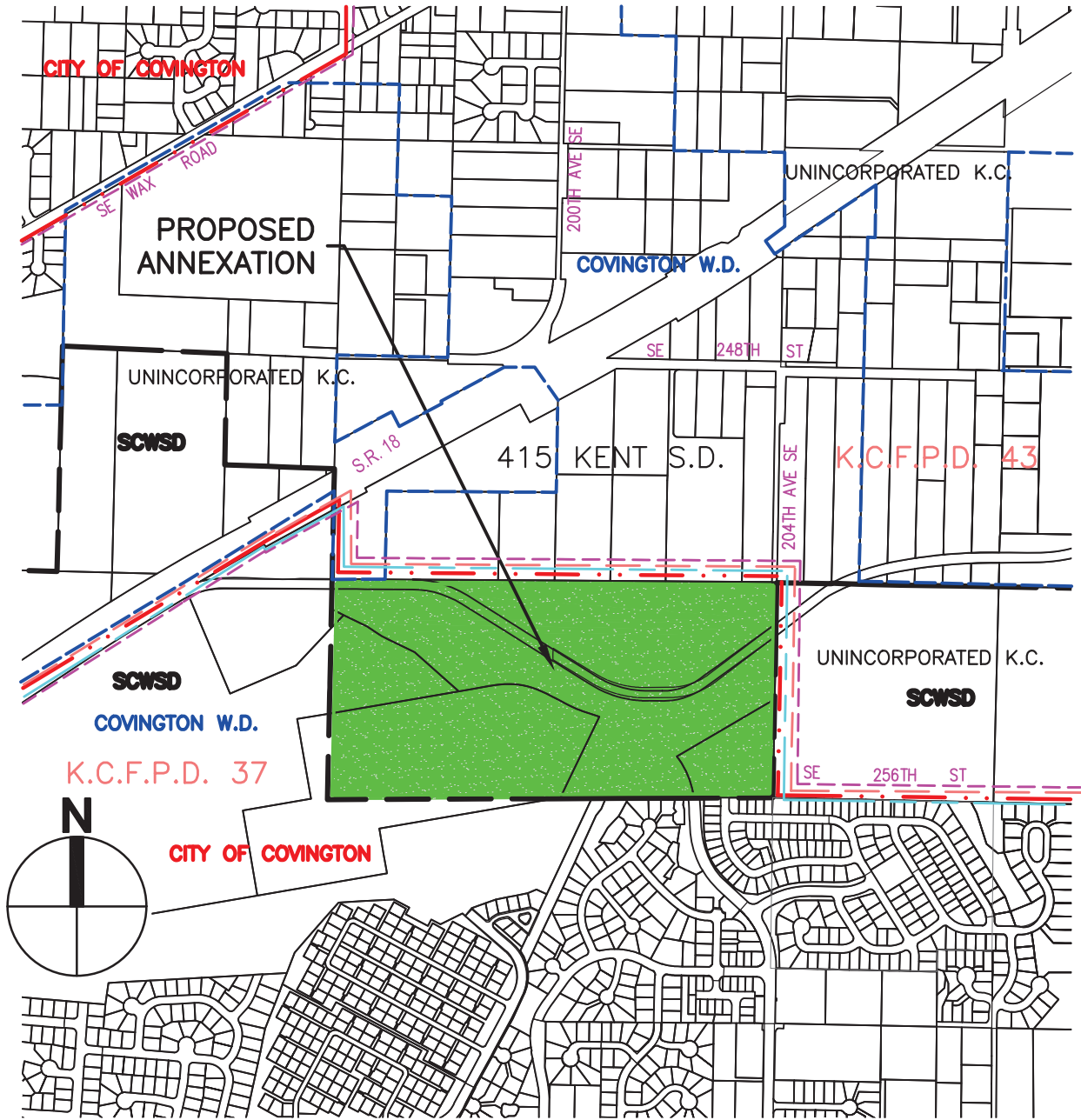
If you have any questions, please feel free to contact me.

Sincerely,

Christie Most

Christie Most
GIS Specialist
King County Department of Assessments
206-263-2284

SOOS CREEK WATER & SEWER DISTRICT PROPOSED ANNEXATION P-372-S



- SCWSD CORPORATE BOUNDARY
- - - SCWSD SEWER SERVICE PLANNING BOUNDARY
- - - COVINGTON WATER DISTRICT BOUNDARY
- . . . CITY OF COVINGTON BOUNDARY
- - - KING CO. URBAN GROWTH BOUNDARY
- - - KING CO. FIRE PROTECTION DISTRICT BOUNDARY
- - - KING CO. FIRE PROTECTION DISTRICT 37
- - - 415 KENT S.D. SCHOOL DISTRICT



NOTE: SOME BOUNDARIES OCCUR ALONG THE SAME LINES, IN THESE AREAS LINES HAVE BEEN SEPARATED FOR VISUAL PURPOSES.

SCALE: 1" = 1000' MJL 4/10/2023 PROJ. NO.: 23300

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Thence southerly along the East line of said Southwest quarter, said East line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Southeast corner of said Southwest quarter;

Thence westerly along the South line of said Southwest quarter, said South line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Southwest corner of said Southwest quarter;

Thence northerly along the West line of said Southwest quarter, said West line being the existing corporate boundary for Soos Creek Water & Sewer District, to the Northwest corner of said South half of the Southwest quarter;

Thence easterly along the North line of said South half to said Northeast corner of the South half, said point being on the existing corporate boundary for Soos Creek Water & Sewer District, and the Point of Beginning of this description.

(Contains 79.90± Acres)

