

JUN 22 2018

KING COUNTY  
D.P.E.R.

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SEPA environmental checklist

## Purpose of checklist:

CDUP 18-0003

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: New Community Church CUP #3
2. Name of applicant: New Community Church
3. Address and phone number of applicant and contact person:  
Owner:

New Community Church  
Attn: Bill Borland  
21401 244th Avenue SE  
Maple Valley, WA 98038  
425-432-1359

Applicant and Agent for Owner:  
The Ronhovde Architects, LLC  
Attn: Torjan Ronhovde, Architect  
14900 Interurban Avenue South, #138  
Tukwila, WA 98168  
206-859-5500  
torjan@ronhovdearchitects.com

4. Date checklist prepared: June 2018
5. Agency requesting checklist: King County DPER
6. Proposed timing or schedule (including phasing, if applicable):

Building will commence upon obtaining building permit and a Conditional Use Permit. Building is anticipated to start second quarter of 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No further additions are planned at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

CAD prepared by Sewall Wetland Consulting was submitted on Feb. 9, 2018, a follow-up dated June 6, 2018 regarding elk habitat is submitted with this CUP application

A traffic study dated May 2018 has been prepared by Geralyn Reinart, P.E. and is submitted with this CUP application.

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.

Conditional Use Permit  
CAD  
Building Permits  
Clear and Grade  
Utility Extension

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain

aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The brief description of this proposal is to construct a new worship center of approx. 32,000 SF, add approx. 294 parking stalls to service the church center, install a new outdoor child play area, remodel the existing pool house and upgrade the pool house area

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 project address is:  
21401 244<sup>th</sup> Avenue SE  
Maple Valley, WA 98038

The parcel number is:  
102206-9184

## B. Environmental Elements

### Earth

#### a. General description of the site:

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

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

The site is generally sloping from southeast to northwest. Slopes around 30% occur in the man made mounds near the roads constructed for the previous golf course use. Slopes elsewhere on the site are generally less than 20%.

#### 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.

Alderwood sandy loam.

#### 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.

It is estimated that less than 30,000 CY will be excavated. The soils will be balanced on site. Grading will occur for the fieldhouse, maintenance building, play area, new parking areas, reduction of the existing golf course mounds and detention/wetpond.

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

No, an engineered grading and erosion control plan will be provided during the permit review process.

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

Approx. 15% including buildings, paving, walks, and drives.

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

An engineered sedimentation and erosion control plan will be submitted during the permit application process.

## 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.

Normal construction related emissions during construction and vehicle emissions once construction is completed.

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

No

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

None, except dust control if necessary, and BMP's including dewatering if necessary.

## 3. Water

a. Surface Water:

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.

Wetlands, drainage ponds and Taylor Creek exist on and/or adjacent to the site. Wetlands are also on properties bordering the site. A Critical Areas Designation prepared by Sewall Wetland Consulting was submitted on 2-9-18.

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.

Minimal grading outside of the buffers, but no building will occur within 200 feet of the wetlands. Plans are provided.



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.

Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give 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 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 (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.

A working septic system exists on-site. The system includes tanks, nibbler system, sand filters and drainfields. A septic engineer has been retained and the system has been evaluated. A septic application was submitted to King County on May 30, 2018 and review is pending. A copy of the Department of Health intake receipt is included with this CUP application.

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.

Stormwater will be collected in an approved engineered system that exists on-site and which will be upgraded as necessary. This existing system includes storage ponds and a dispersal system adjacent to Taylor Creek.

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

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

The stormwater collection system will be engineered to meet current county standards. Drainage patterns will be unchanged. During construction the use of county approved erosion control and other BMP's will ensure runoff control.

#### 4. Plants

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?

Existing grasses and shrubs will be removed and replaced with new according to a landscape plan to be submitted. Significant trees are not anticipated to be altered.

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:

The new landscaping will make extensive use of native plant materials.

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 which have been observed on or near the site or are known to be

on or near the site.

Examples include:

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

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

None known.

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

Not to our knowledge.

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

The current CAD submittal has been updated to include habitat assessment for elk use of the wetlands.

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.

Electricity and natural gas are available at the site and will be expanded as necessary to service lighting, and heating for the new building.

b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe.

No, the building is over 475 feet from the nearest property line.

c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

The project will exceed current Washington State Energy Code requirements.

## 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 as a result of this proposal?  
If so, describe.

None anticipated.

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

Not to our knowledge.

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.

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 to our knowledge.

Describe special emergency services that might be required.

None to our knowledge.

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

Environmental health hazards are not anticipated to result from the project.

#### b. Noise

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

Traffic noise from the adjacent streets and highway 18 are detectable, but will not affect the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Long term, minor traffic, and short term construction noise, will be created, but will not affect the project or the surrounding properties. County allowed construction hours will be followed.

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

Traffic and parking will be located in the general vicinity of existing vehicle use and will not create additional impacts. The proposed building will be located centrally on the site and will not affect adjacent properties.

#### 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 current zoning is RA-5. The current uses of the site are a church and various support buildings. Community activities including a pool and walking trails. The site and buildings are listed by King County as a landmark district.



The neighboring properties contain; rural residential, (2) churches and a school to the east and south.

SR 18 R.O.W borders the property to the north.

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?

The property was used for general farming purposes up until the 50's – 60's. No parts of the property are currently used for farming.

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:

Not to our knowledge.

c. Describe any structures on the site.

The Olson Mansion, a barn, a pool house, a pavilion, temporary portable classrooms.

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

The temporary tent and portable classroom and the pavilion will be removed and incorporated into the new building.

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

RA-5

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

The comprehensive plan designation is RA - rural area.

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

Not applicable.

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

Yes there are wetlands, and a stream. A CAD application including and Elk Habitat Supplement is currently in review by DPER.

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

No residents, approx. 5-10 volunteers and approx. 4-7 full time employees.

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

None.

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

Not applicable.

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

The project will meet all zoning requirements. No land use deviations or variances are being requested with the possible exception of critical area buffer averaging.

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

No measures necessary.

## 9. Housing

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

None.

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

None

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

Not applicable.

## 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?

The high point of the ridge of the new Field House is approx. 48 feet above the existing average grade around the building. 40 feet is the base allowable building height which can be increased up to 75 feet with increased setbacks. The proposed building is in the 75 feet zone of the property based on the building distance from the property lines. The principal exterior material will be cement reinforced siding that will be painted.

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

None. The high point of the proposed Field House roof will be at the approximate elevation of the high points of the Olson Mansion and the current Field House.

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

The construction of the parking area will include the grading of some of the golf course berms, thereby improving aesthetics.

## 11. Light and Glare

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

None. The parking lot is located at least 200 feet from the nearest property line and the new Field House is located approx. 475 feet from the nearest property line. This project is mainly utilized during normal business hours.

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

No. See 11.a.

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

None to our knowledge.

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

Shielded light source luminaires will be utilized for parking lot lighting. The majority of any site and building lighting is located in the approximate center of the property, over 200 feet from the nearest property line.

## 12. Recreation

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

Middle school fields are located to the southeast, Cedar River Trail is located to the west, Levandanski and Landesberg parks are located to the east and Lake Francis Park is located to the north. The site has extensive walking trails.

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:

The project includes an exterior play area and the project will not impact the existing onsite trails that are available to the public.

## 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.

Yes. 2 existing buildings. The barn that was converted into a church and the Olson Mansion. The site is a King County landmark District.

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.

The barn and Olson Mansion are to be unchanged as part of this proposal.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

#### 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 site is bordered on the south by SE 216<sup>th</sup> Street and the east by 244<sup>th</sup> Avenue SE. Existing access is from 244<sup>th</sup>. A new access from 216<sup>th</sup> will be in a similar location as the current gravel drive, but will be realigned to showcase the Olson Mansion and enter opposite 242<sup>nd</sup> Place SE on the south side of SE 216<sup>th</sup> Street. See site plan.

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?

Not currently served by public transit. Nearest stop is approx. 1 mile east.

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

149 of the current stalls will remain, 294 new stalls will be added for 443 total. None of the existing stalls will be 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).

Limited frontage improvements may be required through the county review process.

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

No, none available in the Maple Valley area.

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?



46 net new weekday trips will be generated; 6 net new AM peak hour trips and 5 net new PM peak will be generated on an average weekday. 633 net new Sunday trips are anticipated. Little to no truck traffic will be generated. See 'Traffic Impact Analysis' for specifics.

A transportation engineer has been retained:

Geralyn Reinart, P.E.  
831 Sprague Street  
Edmonds, WA. 98020  
(206) 285-9035  
(425) 530-0664 cell  
[greinart@msn.com](mailto:greinart@msn.com)

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.

Not to our knowledge.

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

None.

#### 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.

A new building results in slightly increased need for fire protection services.

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

The site will be fully served by compliant fire lanes as required for all buildings. A fire alarm system and fire sprinkler system will be installed.

#### 16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

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.

PSE - gas and electriciry  
Century Link – phone  
Comcast – cable  
Water – Cedar River Water District  
Septic – on-site

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.

Signature: \_\_\_\_\_  
Name of signee \_\_\_\_\_  
Position and Agency/Organization \_\_\_\_\_  
Date Submitted: \_\_\_\_\_

D. Supplemental sheet for nonproject actions

(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.

## Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			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 .....		17.2	39	339	129	8704
Service .....		3.3	39	599	266	2983
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.....		178.27				8914
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Total Project Emissions:

20601