



King County
Department of Permitting
and Environmental Review
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SEPA CHECKLIST

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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:

Lakeside Maple Valley Asphalt Plant

2. Name of applicant:

Lakeside Industries, Inc.

3. Address and phone number of applicant and contact person:

Karen Deal
6505 226th Place SE, Suite 200
Issaquah, WA 98027
(425) 313-2660

4. Date checklist prepared:

November 5, 2018

5. Agency requesting checklist:

King County, Department of Permitting and Environmental Review.

Having previously submitted an application for a grading permit and disclosing that the grading was to prepare for an application for an asphalt plant facility, Lakeside now submits a commercial building permit application, specifically a Site Engineering Plans (SEP) and other documents, for the plant itself. Grading and construction will begin immediately after permit approval. With this application for the SEP, Lakeside also responds to questions DPER has asked about regarding the earlier application for the grading permit.

6. Proposed timing or schedule (including phasing, if applicable):

Grading activities including removal of stockpiles, excavation of petroleum contaminated soils, and backfill with clean soils will begin immediately following permit approval. During review of the grading permit application, the applicant will submit commercial building permit applications for the asphalt plant facility. Construction of the future asphalt plant facility will begin immediately following commercial building permit approval.

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

See Shoreline Substantial Development Permit Application dated November 5, 2018 for adjacent Transportation Facility.

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

- Critical Area Assessment; Associated Earth Sciences, Inc. (AESI), dated May 23, 2017
- Revised Critical Area Assessment, Associated Earth Sciences, Inc. (AESI), dated September 20, 2018
- Stream & Wetland Delineation Report; The Watershed Company, dated February 24, 2017
- Level 1 Traffic Impact Analysis; Transportation Engineering NorthWest (TENW), dated June 19, 2017
- Updated Traffic Impact Analysis; Transportation Engineering NorthWest (TENW), dated November 2, 2018
- Construction Stormwater Pollution Prevention (CSWPP) Plan; Triad, a Division of David Evans and Associates, Inc., dated August 30, 2018
- Critical Areas Report; The Watershed Company, dated September 2018
- Floodplain Analysis and Delineation; David Evans and Associates, Inc., dated September 7, 2018
- Subsurface Exploration, Infiltration Testing, Design Infiltration Rate, and Groundwater Mounding Analysis; Associated Earth Sciences, Inc. (AESI), dated October 2, 2018
- Release Notification and Notice of Independent Remedial Action; Farallon Consulting, dated September 1, 2016
- Lakeside-Maple Valley Asphalt Plant Noise Assessment; Ramboll US Corporation, November 1, 2018
- Technical Information Report; Triad, October 2, 2018

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.

See Shoreline Substantial Development Permit Application dated November 5, 2018 for adjacent Transportation Facility.

10. List any government approvals or permits that will be needed for your proposal, if known.

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The following approvals/permits will likely be needed for this proposal:

SEPA Threshold Determination.....	King County
Demolition Permit.....	King County
NPDES Permit	State Dept. of Ecology
Stormwater Pollution Prevention Control Plan (SWPPP).....	King County
Clearing and Grading Permits	King County
Utility Permits	King County
Building Permit.....	King County
Right-of-way permit.....	WSDOT
Shoreline Substantial Development Permit	King County

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.)

This SEPA Checklist is prepared to supplement the prior SEPA Checklist for the grading permit application and to provide additional information for the site work and the SEP and related permits for the asphalt plant.

The property previously held large stockpiles of material used by the previous owner, which operated a landscape supply company, Sunset Materials. Prior to purchase of the property, Lakeside Industries performed due diligence Phase I and II Environmental Site Assessments (ESAs). The ESAs identified petroleum contaminated soils resulting from historical petroleum handling operations including historical leaking underground storage tanks.

The applicant proposes to remediate the site which includes removing the contaminated soil from the property. A grading permit will be obtained to remove the contaminated soil and grade the site for construction of the asphalt plant facility.

Several structures previously existing on the property have since been removed by the former owner and operator under demolition permits obtained by Sunset Materials.

The applicant is now submitting the commercial building permits for the asphalt plant. Please refer to the Site Engineering Plans dated October 2, 2018 for details on the use and size of the project site.

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 property is generally rectangular in shape, approximately 25.39 acres in size. It is located at 18825 SE Renton-Maple Valley Road (SR-169) on the south side of the highway. King County parcel number is 1923069026.

Additional information can be found on the Site Engineering Plans which also includes a legal description, vicinity map, and site plan.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

The property is primarily flat. The southern portion does have steep slopes; however, no development activity is proposed in proximity of the slopes. Restoration of critical areas will occur at the base of the steep slopes.

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

Seventy-five percent (75%):

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.

The sloped areas of the site are considered consolidated till. The lower, flatter portion of the site consists of silt, sand and gravel. More information can be found in the Critical Area Assessment (AESI, Inc, May 23, 2017).

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

No.

- 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.

The purpose of this grading permit is to remove contaminated soil and complete grading activities necessary for the construction of the asphalt plant facility. The amount of soil removed is unknown and depends upon the level of contamination. There are four areas that require remediation. The largest area could be as big as 12,000 square feet. In total, about 30,000 square feet of area will be disturbed for remediation purposes. Excavation areas will be backfilled with clean soils prior to construction of the proposed asphalt plant. On-site material, if suitable, would be used to fill the disturbed areas. If additional or suitable material is needed to complete fill and compaction, a source for that material will be identified in the future.

The future asphalt plant facility includes engineered stormwater facilities on-site. Please refer to the Technical Information Report (Triad, October 2, 2018) and the Site Engineering Plans (Triad, October 2, 2018) for stormwater facility construction details including subsurface detention and infiltration.

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

Erosion could occur if soil is disturbed and left exposed for a long period of time.

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

Outside of critical areas, the site is generally 100% impervious in current conditions. During construction of the asphalt plant, the site will be paved with asphalt cement.

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

Please refer to the Construction Stormwater Pollution Prevention (CSWPP) Plan (Triad, August 30, 2018) for measures to reduce or control erosion during construction.

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.

During construction, exhaust from workers' vehicles and construction equipment will be generated. Fugitive dust may be created while soil is being disturbed.

The asphalt plant will require an air permit to operate. The air permit application is processed and issued by the Puget Sound Clean Air Agency (PSCAA). PSCAA regulations along with State and Federal regulations require evaluation of Criteria Pollutants, Greenhouse Gas, and Toxic Air Pollutant emissions. Based on these evaluations, the asphalt plant is required to implement Best Available Control Technologies to ensure the best available control of the following Criteria Pollutants: Nitrogen Oxides (NO_x), Carbon Monoxide (CO), and Particulate Matter (PM). Other emissions are considered de minimis or small quantity.

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

No off-site emissions or odors will impact the grading proposal or future asphalt plant facility.

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

During construction, idling vehicles and construction equipment will be kept to a minimum. Watering of the site will help minimize dust emissions into the air.

Air emissions from the asphalt plant will be controlled through the use of Best Available Control Technologies including operation of a baghouse, ultra low-NO_x burner controls, and fugitive emissions collection system and through implementation of Best Management Practices. Fugitive dust emissions from aggregate material transfer and paved roadways will be controlled by sweeping and using wet suppression methods.

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.

Please refer to the Critical Areas Report (The Watershed Company, September 2018) for descriptions of surface waters on and in the immediate vicinity of the site.

- 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.

The project will require work within 200 feet of the surface waters described in the Critical Areas Report (The Watershed Company, September 2018). Please refer to the Site Engineering Plans (Triad, October 2, 2018) for project work proposed and proximity to surface waters. See also Shoreline Substantial Development Permit Application dated November 5, 2018 for Transportation Facility.

- 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.

Material will not be placed in or removed from surface waters or wetlands.

- 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. Please refer to the Floodplain Analysis and Delineation (David Evans and Associates, Inc., September 7, 2018) for additional information.

- 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.

The site is currently served by an existing Group B Water System Well (Water System No. AB892) identified with Ecology well tag No. AFJ613. Please see Associated Earth Sciences *Critical Area Assessment* report for additional well detail and the Site Engineering Plans for proposed location of water distribution lines.

- 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.

No industrial waste will be discharged into the ground. No onsite disposal system is proposed at this time. Office wastewater will be plumbed to a buried 10,000 gallon holding tank. This tank will be serviced regularly in accordance with a King County Health Department permit.

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.

Currently runoff from the site enters Wetlands A, B, and C, and Streams A and B unimpeded. During grading to remediate contaminated areas, construction fencing and silt fencing will be installed to prevent sediment from entering streams and wetlands.

When the future asphalt plant is constructed, all runoff from impervious areas will be directed to catch basins and conveyed to engineered multi-system stormwater treatment and infiltration facilities on-site. Please refer to the Technical Information Report (Triad, October 2, 2018) and the Site Engineering Plans (Triad, October 2, 2018) for stormwater facilities design and engineering.

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

Under current conditions, waste materials from accidental spills or leaks of equipment could enter ground or surface water. The proposed project

includes grading and excavation of existing petroleum contaminated soils. Subsequently, the site will be paved with asphalt cement, source control structures will be constructed, and stormwater control facilities will be installed to mitigate and prevent waste materials from entering ground or surface water.

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

Drainage from the site, which is largely impervious, is currently uncontrolled and untreated. In the future, after construction of the proposed asphalt plant, surface water will be collected from impervious surfaces and conveyed to engineered multi-system stormwater treatment and infiltration facilities on-site. Please refer to the Technical Information Report (Triad, October 2, 2018) and the Site Engineering Plans (Triad, October 2, 2018) for drainage details.

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

Surface water runoff will be collected from impervious surfaces and conveyed to engineered multi-system stormwater treatment and infiltration facilities on-site. Please refer to the Technical Information Report (Triad, October 2, 2018) and the Site Engineering Plans (Triad, October 2, 2018) for drainage details

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?

The site is already cleared of vegetation.

- c. List threatened and endangered species known to be on or near the site.

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The applicant proposes to restore wetland and stream buffers that have been impacted and degraded by past owners and operators. Please refer to the Mitigation and Monitoring Plan, Appendix A of Critical Areas Report (The Watershed Company, September 2018) for detailed restoration plans.

- e. List all noxious weeds and invasive species known to be on or near the site.

Please refer to the Critical Areas Report (The Watershed Company, September 2018). Noxious weeds and invasive species known to be on or near the site include Reed Canarygrass and Himalayan/Evergreen Blackberry. Restoration areas will be cleared of invasive weeds prior to restoration planting. Control shall include but not be limited to: Japanese Knotweed, Reed Canarygrass, Himalayan/Evergreen Blackberry, English Ivy, and English Holly.

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 _____

The areas of the site planned for grading and plant construction were heavily impacted by prior owners and were completely cleared and utilized. Birds may fly over the site, but no birds, mammals, or fish exist on the site.

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

None. Please refer to the Critical Areas Report (The Watershed Company, September 2018). No priority habitats or species are mapped on the site, and no active breeding sites for priority species are documented on the site, nor were nests observed during site visits. None of the wildlife habitat conservation area species listed in KCC 21A.24.382

are documented on the subject property.

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

The site is not part of a migration route.

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

The sloped and forested areas west, south, and east of the proposed asphalt plant facility area will be maintained in their current condition. Wetland and stream buffers will be restored.

- e. List any invasive animal species known to be on or near the site.

None.

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 propane or natural gas will be used to meet the completed project's energy needs for heating, lighting, operating of mechanical and electronic equipment and manufacturing. The asphalt plant facility operation will primarily use electricity and propane or natural gas. The asphalt plant dryer burner is fired on propane or natural gas. Propane or natural gas will be used to heat the office building.

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

No, the completed asphalt plant will not affect the potential use of solar energy by adjacent properties.

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

The office building will be compliant with state energy codes. The asphalt plant will be equipped with a highly efficient ultra-low NOx burner.

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.

Although it is unlikely that environmental health hazards would be encountered under normal working conditions, construction equipment could potentially pose a threat to environmental health via leaky equipment, spills during refueling, and leaky containers stored on-site for construction equipment maintenance. All project related construction will meet all current local, county, state and federal regulations.

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

Past activities on the site including former leaking underground storage tanks has resulted in limited areas of petroleum contaminated soils.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The existing contamination is proposed to be removed prior to development of the proposed asphalt plant facility.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Construction related materials, diesel fuel, propane, and other hazardous chemicals could be stored and used during construction. Removal of the contaminated soils will be done per industry standards and disposed in accordance with state and federal regulations.

Operation of the asphalt plant includes storage, handling, and processing of petroleum products including diesel fuel, heated asphalt cement, emulsified asphalt, and propane or natural gas. The materials will be stored in above ground storage tanks with secondary containment provided to prevent potential contamination.

- 4) Describe special emergency services that might be required.

None.

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

State regulations regarding safety and the handling of hazardous materials would apply during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained, and where the risk of the hazardous material entering surface water is minimized.

A concrete pad will contain the above ground storage tanks necessary to operate the proposed asphalt plant. A concrete wall will enclose the tanks to provide secondary containment.

Grass lined swales, catch basins, coalescing plant oil/water separators, an underground pre-settling vault, and a sand filter system will treat surface water runoff.

b. Noise

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

Noise in the existing area will not impact the grading activities or the completed asphalt plant. Noise from existing traffic along SR 169 is the most prominent source of noise in the area.

- 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.

All construction would be during the King County approved hours of operation.

Please refer to the Lakeside-Maple Valley Asphalt Plant Noise Assessment (November 1, 2018) for current noise levels and modeled levels of noise to be created by the project.

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

Please refer to the Lakeside-Maple Valley Asphalt Plant Noise Assessment (Ramboll US Corporation, November 1, 2018) for proposed measures to reduce and control modeled noise impacts.

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 property is currently vacant. Up until July 2018, the property was

used for residential and commercial landscape material bulk import, processing, storage, stockpiling and sales, and prior to that time the site was used by King County Roads for storage, maintenance and repair of trucks and other heavy equipment.

The proposed asphalt plant facility will replace the recent use and is an allowed use in the underlying zone and is not expected to affect nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

- 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.

Retaining walls associated with former structures remain within critical area buffers and must be removed to complete buffer restoration work. A wellhouse housing the Group B Water System Well will remain on the site. Please refer to Sheet 2 of the Site Engineering Plans.

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

Retaining walls associated with former structures within critical area buffers must be removed to complete buffer restoration work. Please refer to Sheet 2 of the Site Engineering Plans (Triad, October 2, 2018).

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

The property is currently zone I, which allows industrial uses. Properties adjacent to the west, north, and east are zone RA-5, which allows primarily residential uses. Property to the south is zoned RA-2.5, which also is primarily residential.

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

The property is currently designated "I" (Industrial) in the 2016 King County Comprehensive Plan

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

A very small portion along the northwestern boundary has been classified as Rural Shoreline.

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

Please refer to the Critical Areas Report (The Watershed Company, September 2018) and the Revised Critical Area Assessment (AESI, September 20, 2018) for descriptions of critical areas identified and evaluated.

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

The proposed asphalt plant is planned to employ 30 people.

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

The project will not displace any people. The property is currently vacant and not utilized.

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

There is no displacement, therefore no mitigation is required.

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

The proposal is consistent with the King County Comprehensive Plan and King County Zoning.

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

There are no impacts to agricultural or forest lands.

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:

There are no impacts to housing.

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 height of the tallest building structure roof is 40 feet. The asphalt cement storage silo plant equipment is approximately 80 feet above ground surface.

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

No views in the immediate vicinity would be altered or obstructed.

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

Restoration planting of critical area buffers is proposed and will improve the aesthetics of the property.

11. Light and Glare

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

Lighting will be utilized for safety and security. Lighting will be directed downward, inward, and shielded or recessed to prevent light and glare impacts to adjacent properties.

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

No significant adverse impacts associated with light and glare have been identified.

- 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:

No mitigation measures beyond directional lighting and light design are proposed.

12. Recreation

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

The Cedar River is north of SR-169 and is separated from the site by the 5 lane State Highway and the old railroad right of way berm that is a pedestrian and bicycle trail.

- 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:

No impacts occur; therefore, no mitigation is necessary.

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.

There are no sites, buildings, or structures on the site or in the immediate vicinity that meet criteria for listing on preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None. The Washington Information System for Architectural & Archaeological Records Data was utilized to confirm this.

- 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.

There are no cultural or historic resources on or near the project site,

therefore no impacts occur.

- 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.

There are no impacts, therefore no mitigation is required.

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.

Primary access for the site is SR 169. Please refer to the Site Engineering Plans and the Updated Traffic Impact Analysis (TENW, November 2, 2018) for transportation system and site access details.

- 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?

There are no public transit stops in the immediate vicinity of the property. The nearest stop is approximately 2.3 miles southeast of the site. The stop is served by Metro Route 143 in the peak hours only, as well as DART Route 907.

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

The future asphalt plant facility will provide 52 parking spaces. The site is currently vacant and has no defined parking spaces.

- 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).

The proposal includes improvements to transportation facilities including voluntary frontage improvements within the right-of-way of SR 169 and required new access. The applicant proposes to voluntarily construct speed change lanes (acceleration lane and deceleration lane) and is working with the Washington State Department of Transportation to obtain approval of proposed access improvements.

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

No.

- 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?

Please refer to the Updated Traffic Impact Analysis (TENW, November 2, 2018) for projected vehicle trips to be generated by the completed project.

- 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.

No.

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

Please refer to the Updated Traffic Impact Analysis (TENW, November 2, 2018).

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.

An increase in need for public services is not expected.

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

The project will pay applicable impact fees which are used to off-set potential impacts. No other mitigation is required.

16. Utilities

- a. Circle utilities currently available at the site:

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

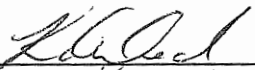
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

For Agency Review Only

The site is served by an existing well. This will remain in use along with power and telecommunications.

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 Karen Deal

Position and Agency/Organization Environmental & Land Use Director / Lakeside Industries, Inc.

Date Submitted: November 5, 2018

MAPLE VALLEY ASPHALT PLANT APPLICATION NO. COMM 18-0014
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 (MTCO ₂ e)			Lifespan Emissions (MTCO ₂ e)
			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		2.2	39	723	588	2915
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		50.4	39	352	181	28816
Other		0.5	39	1,278	257	734
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		253.54				12677
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Total Project Emissions:

45141

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