



King County
Department of Permitting
and Environmental Review
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www.kingcounty.gov

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N. HOPKINS

S04 Web date: 11/20/2012

SEPA CHECKLIST

CM-ST14-0001

For alternate formats, call 206-296-6600.

REVISION

Purpose of the checklist

The State Environmental Policy Act (SEPA), RCW Chapter 43.21 C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for the applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 impacts.

A. Background

1. Name of the proposed project, if applicable:

Maple Valley Light Industrial Buildings

2. Name of applicant:

Mark Cramer (Maple Valley Industries, LLC)

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

Applicant: Mark Cramer (Maple Valley Industries, LLC)
 1420 NW Gilman BLVD, #2137
 Issaquah, WA, 98027
 Contact Person: Todd Schutz (Craft Architects) 206-720-7001
 2505 Third Ave. Suite #324
 Seattle, WA 98121

4. Date checklist prepared: 5/28/14 Revised 7/17/155. Agency requesting checklist: King County Department of Permitting and Environmental Review

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

- Commercial Site Development Permit Submittal: June 2, 2014
- Building Permit Submittal for Phase 1 (Building A): Middle of July 2015
- Building Permit Submittal for Phase 2 (Building B): Unknown, prior to October, 2022

7. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☒ Yes ☐ No If yes, explain.

Yes, but date of construction of Building 2 will depend on market conditions.

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

- Geotechnical Report by Earth Solutions Northwest, dated May 7, 2014
- Level 1 Traffic Impact Analysis by Jake Traffic Engineering, Inc, dated May 15, 2014
- Wetland and Stream Reconnaissance Report by Altmann Oliver Associates, dated November 25, 2014
- Alta Survey by Mead Gilman & Associates, dated May 2, 2014
- Steep Slope Hazard Assessment by Earth Solutions Northwest, dated June 26, 2014
- Geotechnical Addendum, Groundwater Measurements and Mounding Analysis by Earth Solutions Northwest, dated June 23, 2014
- Evaluation of Seledated Trees by Giles Consulting, dated April 17, 2015

9. Do you know whether applications are pending for government approvals of other proposals directly affecting the property covered by your proposal? ☐ Yes ☒ No If yes, explain.

None known.

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

- SEPA Determination of Non-significance
- King County Commercial Site Development Permit
- King County Building, Plumbing and Mechanical Permits
- Washington State Department of Ecology, Construction Stormwater Dishcharge Permit
- Washington State Department of Ecology, Industrial Wastewater Dishcharge Permit

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.)

Construction of two (2), one (1) story, 20,000 sf tilt up concrete buildings on a 282,132 sf (6.48 acre) lot. The buildings are to be used for the Washington State Licensed processing and production of marijuana and other light industrial uses and will include approximately 1,126 sf of office (B) space and 18,874 sf of manufacturing/production (F-1) space. The two buildings are to be built in phases with Building "B" being constructed first and Building "A" being constructed 5 -8 years in the future.

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 or sites. 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 to this checklist.

Street Address:
19821 SE 248th Street
Maple Valley, WA. 98038

Tax Parcel Number:
202206-9011

Legal Discription:
PORTION NW QTR SW QTR STR 20-22-06 LYING NWLY OF PRIMARY ST HWY NO 2

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<p>B. Environmental elements</p> <p>1. Earth</p> <p>a. General description of the site (check one)</p> <p> <input checked="" type="checkbox"/> Flat <input checked="" type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <input type="checkbox"/> Other: _____ </p> <p>b. What is the steepest slope on the site (approximate percent of slope)?</p> <p>A portion of the site has approximately a 1:1 (100%) slope. These areas are slightly impacted by construction activity. Geotechnical report has addressed these areas.</p> <p>c. What general types of soil are found on the site (i.e., clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.</p> <p>The predominate soil types are a surficial layer of silty sand with gravel (Unified Soil Classification SM) overlying loose to medium dense sandy gravel (GP) with isolated layers of poorly graded sand with gravel (SP). See page 2 of the 5/17/14 Geotechnical Engineering Study prepared by Earth Solutions Northwest.</p> <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>There are no indications or history of unstable soils on or in the immediate vicinity of the site. See "Steep Slope Hazard Assessment" dated 6/26/14 by Earth Solutions Northwest.</p> <p>e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Earthwork on the site will be done with mainly native materials with some import of materials for under the building slabs. Except for under the building slabs, it is anticipated that there will be approximately 11,700 cubic yards of cut and 4,580 cubic yards of fill resulting in a balanced condition.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>f. Could erosion occur as a result of clearing, construction or use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe. Erosion resulting from removal of native vegetation is normal and could occur during construction period rainfall until all exposed soils are vegetated and/or otherwise stabilized from new surfaces.</p> <p>g. About what percent of the site will be covered with impervious surfaces after project construction (i.e., asphalt or buildings)? Approximately 44% of the site will be covered with impervious surfaces after project construction.</p> <p>h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: All areas graded during construction will be covered with either new landscaping or new impervious surfaces. Also, the new landscaped areas will have compost amended soil imported to establish growth and to promote stormwater infiltration. See plan sheets C1.1, C1.2 and C1.3.</p>	
<p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known? During Construction: small quantities of vehicle emissions, construction product odors such as paint, and dust during grading. After Construction: some odors from production and processing are possible but unlikely outside of the buildings.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe. None known</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Air recirculation and filtration systems will be utilized if required to reduce odors emanating from production and processing activities.</p> <p>3. Water</p> <p>a. Surface:</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>Jenkins Creek is located approximately 350' to the southwest of the site. Jenkins Creek flows into Soos Creek.</p> <p>2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans.</p> <p>The project will not require any work over, in or adjacent to the described waters.</p> <p>3. Estimate the amount of fill and dredge material that would be placed or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>None.</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose and approximate quantities if known.</p> <p>No</p>	
<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p> <p>No</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p> <p>No</p>	
<p>b. Ground</p>	
<p>1. Will groundwater be withdrawn or will water be discharged to groundwater? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Give general description, purpose and approximate quantities if known.</p> <p>Yes, the proposed stormwater infiltration pond will discharge to groundwater. The proposed infiltration pond is located in the southwest corner of the site.</p>	
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e., 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 expected to be served by the system or systems.</p> <p>Please see attached explanation at the back of this document.</p>	

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<p>c. Water runoff (including stormwater):</p> <p>1. Describe the source of runoff (including stormwater) 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.</p> <p style="padding-left: 40px;">Stormwater runoff from buildings and parking areas will flow to the infiltration pond located in the southwest corner of the site.</p> <p>2. Could waste materials enter ground or surface waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe.</p> <p style="padding-left: 40px;">Pollutants typical of stormwater runoff from commercially developed properties including oil, grease, heavy metals and fertilizer is anticipated.</p> <p>d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:</p> <p style="padding-left: 40px;">An "Enhanced Water Quality Treatment" system will be designed in accordance with the King County Surface water design manual. This includes a pre-settling tank, followed by two filtration vaults. After pre-settling and filtration, stormwater flows into the infiltration pond.</p> <p>4. Plants</p> <p>a. Check or circle types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous tree: alder, maple, aspen, other</p> <p><input checked="" type="checkbox"/> Evergreen tree: fir, cedar, pine, other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or grain</p> <p><input type="checkbox"/> Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other</p> <p><input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other</p> <p><input type="checkbox"/> Other _____</p>	

To be completed by applicant	Evaluation for Agency Use Only
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Vegetation on the site consists primarily of a mix of evergreen and deciduous forest and brushy areas. Approximately 10% of the site area will remain in it's native state.</p> <p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p> <p>d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any:</p> <p>The majority of proposed landscape will consist of native and/or drought tolerant species. Existing native edges will be augmented with additional native tree plantings and erosion control hydroseed. A portion of the landscape adjacent to the building will be lawn.</p>	
<p>5. Animals</p> <p>a. Check or circle any birds and animals which have been observed on or near the site:</p> <p><input checked="" type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other</p> <p><input type="checkbox"/> Mammals: deer, bear, elk, beaver, other</p> <p><input type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other</p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None known.</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, explain.</p> <p>Unknown.</p>	

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<p>d. Proposed measures to preserve or enhance wildlife, if any: No measures beyond the proposed landscaping.</p>	
<p>6. Energy and natural resources</p> <p>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. Natural gas for heating Electricity for lighting, general use and manufacturing purposes</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe. It is not anticipated that this project will affect the potential use of solar energy by adjacent properties</p> <p>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 building will be designed to meet or exceed the 2012 Washington State Energy Code.</p>	

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<p>7. Environmental health</p> <p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p style="padding-left: 40px;">There are no environmental health hazards as a result of this proposal.</p> <p>1. Describe special emergency services that might be required.</p> <p style="padding-left: 40px;">There are no anticipated special emergency services needed for this project or use</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p style="padding-left: 40px;">Best Management Practices will be employed throughout construction to mitigate risk of environmental health hazards.</p> <p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (i.e., traffic, equipment, operation, other)?</p> <p style="padding-left: 40px;">Traffic noise from adjacent Hwy. 18.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p style="padding-left: 40px;">In the short term there will be general site development and building construction noise. Long-term there will be no significant noise levels generated by the project. The site would have normal business hours of operation.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p style="padding-left: 40px;">None at this time.</p>	

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<p>8. Land and shoreline use</p> <p>a. What is the current use of the site and adjacent properties? The site is currently vacant. Adjacent sites are rural area (RA) residential uses.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe. The site has not been used for agriculture.</p> <p>c. Describe any structures on the site. There are no structures currently on the site.</p> <p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, what? No structures will be demolished.</p> <p>e. What is the current zoning classification of the site? King County's zoning for the site is Industrial (I) in a Rural Area.</p> <p>f. What is the current Comprehensive Plan designation of the site? N/A</p> <p>g. If applicable, what is the current shoreline master program designation of the site? N/A</p>	

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- h. Has any part of the site been classified as an "environmentally sensitive" area? ☒ Yes ☐ No Is so, specify.

Please see attached explanation at the back of this document.

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

Approximately 6-12 people per building.

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

None taken at this time.

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

The project is consistent with the King County zoning standards for the zone and is a permitted use. In addition, this project is in compliance with all applicable federal, state, and county standards applicable to this site.

9. Housing

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

0

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

0

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

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure or structures, not including antennas? What is the principal exterior building material or materials proposed?

Approximately 30'-9" is the tallest height of the exterior concrete panels. The exterior face of the buildings will consist primarily of painted tilt-up concrete with glass. There will be a wood canopy element at the entry corners of the buildings.

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

After construction completion the property will be viewed as a developed industrial site rather than a vacant lot with natural vegetation. Given the location of the site and surrounding topography there will be little if any impact to views in the immediate vicinity.

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

Design will be reviewed and approved by King County Planning and Development Services and will comply with King County's standards for industrial developments within a rural area. The design has been tailored to fit into the rural industrial vocabulary with color and canopies at the entries.

11. Light and glare

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

The parking lots and roadways will have lights with downward directed fixtures to reduce glare beyond the perimeter of the project site.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? ☐ Yes ☒ No If yes, explain:

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<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There are no existing off-site sources of light or glare that are anticipated to affect this proposal.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>The exterior lighting will be directed downward to minimize any glare to nearby property owners.</p>	
12. Recreation	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>There are no recreational opportunities in the immediate vicinity.</p> <p>b. Would the proposed project displace any existing recreational uses?</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>The project will not displace any existing recreational uses.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, in any:</p> <p>There are no measures proposed at this time</p>	

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13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, the national state or local preservation registers known to be on or next to the site?

☐ Yes ☒ No If so, generally describe.

None known.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

None known.

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

N/A

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

- SR - 18 (Freeway)
- SE 240th St (Minor Arterial)
- SE Wax Road w/o 196th Ave SE (Minor Arterial)
- 200th Ave SE and SE 248th St. (Local Acces)

- b. Is the site currently served by public transit? ☐ Yes ☒ No
If not, what is the approximate distance to the nearest transit stop?

The site is in a rural area and is currently not served by public transit. The distance to the nearest transit stop is unknown.

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- c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking spaces provided: 20

Parking spaces eliminated: 0

- d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? ☒ Yes ☐ No
If so, generally describe (indicate whether public or private).

The existing road serving the site is a dead-end and the County has no plans to extend it past the northeast corner of the project site in the future. However, the south edge of the existing road will be widened to the easterly property limit so that a better surface is provided. Also, the westerly end of the existing road, which is currently gravel, will be paved with asphalt.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? ☐ Yes ☒ No If so, generally describe.

The project will not use water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

279 ADT

37 AM peak hour trips

39 PM peak hour trips (hour between 1600 and 1800)

See page 5 of the Level 1 Traffic Impact Analysis prepared by Jake Traffic Engineering, Inc.

- g. Proposed measures to reduce or control transportation impacts, in any:

- Construct site in accordance with applicable County requirements.
- Pay lawful MPS traffic impact mitigation fee.
- Road frontage improvements to SE 248th Street to Rural Subaccess Road requirements; as per County requirements.

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- a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)?

☐ Yes ☒ No If so, generally describe.

No increased need for public services is anticipated for this project

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

The proposed project will include fire sprinkler systems with monitoring systems

16. Utilities

- a. Check 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.

The proposed project will require a new extension of the existing water system (Covington water district) from approximately 350' east of the site. Also, a new private septic system will be constructed in the north east corner of the project site and a new power and phone service will be required for the 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

07/20/15

Date submitted

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(3) Water (b) Ground (2)

A septic system will be located in the northwest corner of the site and will serve both buildings proposed on the site. The proposed marijuana production and processing facility will be an organic soil based operation, growing plants in containers using only organic plant supplements and fertilizers. As such there will be no waste-water by product discharged from our operations. This will NOT be a hydroponic grow facility. As our proposed production and processing operation generates only Marijuana Waste that is NOT designated as dangerous as defined by WAC 173-303, our waste management procedures and practices are outlined in accordance with subsections 4, 5 and 6 of WAC 314-55-097. We intend to compost and vermicompost all of our marijuana waste material on-site, recycling and reusing it as organic fertilizer and soil amendments as part of our approach to employing sustainable agriculture and reusing valuable resources. We do not anticipate having more than 25 yards of organic compost material on-site.

(8) Land and Shoreline Use (h)

King County DPER in a letter dated 12/9/13 identifies a Category II critical aquifer recharge area and a steep slope hazard area on the site. The DPER letter indicates that the project will be unaffected by critical aquifer recharge area. Also, the "Steep Slope Hazard Assessment" by Earth Solutions Northwest, dated June 26, 2014 indicates that the project can be built without adverse impacts on steep slopes.