

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, 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 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 impact.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project, if applicable:

1. Snoqualmie Mill Planning Area Preannexation Agreement among City of Snoqualmie, Snoqualmie Mill Ventures LLC, Weyerhaeuser Real Estate Development Co., and Ultimate Rally. LLC.
2. Snoqualmie Mill Planning Area Preannexation Zoning Ordinance

2. Name of applicant: City of Snoqualmie

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

Nancy Tucker, Planning Director  
City of Snoqualmie  
PO Box 987  
Snoqualmie, WA 98065  
425-888-5337

4. Date checklist prepared: June 25, 2011

5. Agency requesting checklist:

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

Anticipated Approval of Preannexation Agreement - late summer or fall, 2011

Anticipated Adoption of Preannexation Ordinance - immediately following approval of Preannexation Agreement

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

Approval of an Interlocal Agreement for Annexation between King County and Snoqualmie  
Approval of an Ordinance approving the annexation

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

None.

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.

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

See item 7 above.

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 proposed non-project actions include adoption of an Ordinance establishing zoning to become effective upon annexation and approval of a Preannexation Agreement (Preannexation Agreement ). The Preannexation zoning ordinance identifies the zoning to be applied to different sections of the annexation area upon annexation, including Open space 1, Open space 2, Planned Commercial/ Industrial and Planned Residential. The Preannexation Agreement is a development agreement pursuant to the authority of RCW 36.70B.170-210, which pertains to the use and future development of the annexation area. It defines certain use limitations, performance standards, pre-development planning requirements and mitigations to be required. The use provisions relate to the status and operation of the existing DirtFish Rally School and Northfork Enterprises businesses located on a portion of the annexation area, and to special events that may be allowed on properties within the annexation area. The Preannexation Agreement contains planning requirements that must be met prior to approval of uses other than the existing uses and/or any future development within the annexation area. The Preannexation Agreement provides for consideration of future zoning code use amendments that would affect the annexation area, and identifies the proposed shoreline environment designations to be considered for the annexation area. The former will be subject to a separate public process and environmental review. The latter will be subject to a separate process for update and amendment of the City's shoreline master program, including separate environmental review.

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

The annexation area includes approximately 595 acres generally located directly east of the current City of Snoqualmie corporate limits, between the Snoqualmie River and along 396<sup>th</sup> Drive SE within Sections 29, 30 and 32 of Township 24 Range 8 East, W.M. within the City's Urban Growth Area (UGA). The proposed annexation area includes all or portions of the following King County tax parcels:

292408-9002	292408-9003	292408-9006	292408-9009	292408-9011	322408-HYDR
292408-9013	292408-9015	292408-9017	292408-9018	292408-9022	785020-HYDR
292408-9023	292408-9028	302408-9001	302408-9004	302408-9015	
302408-9069	302408-9070	322408-9002	322408-9006	322408-9008	

The annexation area does not include that portion of tax parcel 2924089009 within the City's UGA lying north of the north line of section 292408 or the portion of tax parcels 2924089017 and 2924089018 lying east of and outside of the City's UGA boundary, which will remain in King County.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . .  
Flat

b. What is the steepest slope on the site (approximate percent slope)?  
There are small areas with slopes in excess of 40% within the annexation area.

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 prime farmland.  
Areas of sandy loam, silt loam, gravelly loam and muck.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.  
None – this is a non-project proposal.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
Does not apply. This is a non-project proposal.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
Does not apply. No construction is proposed. This is a non-project proposal.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
Does not apply. No construction is proposed. This is a non-project proposal.

**a. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.  
Does not apply. No construction is proposed. This is a non-project proposal.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
The City's Waste Water Treatment Plan is located adjacent to the northern boundary of the proposed annexation area. The treatment plan generates some odor which may affect the annexation area on occasion.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
Does not apply. No construction is proposed. This is a non-project proposal.

**3. Water**

**a. Surface:**

- 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.  
The proposed annexation area abuts the main stem Snoqualmie River, contains Borst Lake, and is traversed by two year-round streams, one which flows into the lake and one which flows into the river. Borst Lake is a partially man-made surface water that served as a log pond for the former lumber mill, which occupied the annexation area from 1917 to 2006. The former mill site portion of the annexation area also contains a network of man-made drainage ditches that ultimately flow into Borst Lake.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  
Does not apply. No construction is proposed. This is a non-project proposal.
- 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.  
Does not apply. No construction is proposed. This is a non-project proposal.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
Does not apply. No construction is proposed. This is a non-project proposal.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
Yes. The majority of the proposed annexation area lies within the 100-year floodplain of the Snoqualmie River. See attached map of proposed annexation area.

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.

Does not apply. No construction is proposed. This is a non-project proposal.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

Does not apply. No construction is proposed. This is a non-project proposal.

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.

Does not apply. No construction is proposed. This is a non-project proposal.

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.

No construction is currently proposed. This is a non-project proposal.

Runoff from the former mill portion of the annexation area flows into a network of existing drainage ditches located along the existing paved, dirt and gravel roads. Most of the drainage ditch system ultimately flows to Borst Lake. Ditches located along the old haul road carry runoff into a stream in the northwest portion of the annexation area, which drains into the Snoqualmie River. Ditches along Mill Pond Rd. drain into the Snoqualmie River.

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

This is a non-project proposal and no construction or development is currently proposed.

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

Does not apply. No construction is proposed. This is a non-project proposal.

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other: cottonwood, vine maple, Cascara

evergreen tree: fir, cedar, pine, other: hemlock

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: rushes, sedges

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Does not apply. No construction is proposed. This is a non-project proposal.

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

DNR's Natural Heritage Program maintains a data base of the state's endangered, threatened and sensitive plants as well as high quality native wetlands and high quality native plant communities and provides a list of townships, ranges and sections where Natural Heritage features are reported to occur. None of the land sections within the annexation area are included in the list of sections that contain natural heritage features.

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

Does not apply. No construction is proposed. This is a non-project proposal.

## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: ducks, geese

mammals: deer, bear, elk, beaver, other: raccoon, coyote, squirrel, rodents

fish: bass, salmon, trout, herring, shellfish, other: mountain whitefish, largescale sucker

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

No threatened or endangered species are known to be on or near the site. Bald Eagle is a State Sensitive Species and Federal Species of Concern. Bald eagles, herons, osprey or pileated woodpeckers, all State Priority Species, could possibly occur on or in the immediate vicinity of the proposed annexation area, based on habitat and known occurrences in similar situations in the general area. WDFW does not have specific known occurrence data on these species on the particular parcels included in the annexation area. A 1994 DEIS prepared for the City's wastewater treatment plant expansion on the property immediately northwest of the annexation area identified these four bird species as known to occur in the project area according to the WDW Nongame Data System. Likewise, a wetland and wildlife study completed in 2001 for the Salish Expansion project area, which is located approximately one half mile to the northeast of the annexation area, included field surveys of that property. The study found evidence of pileated woodpecker foraging, and noted the likelihood of bald eagle and osprey use of conifers in the area for perching and roosting, although no nest or roost sites were identified along the river or within the vicinity of the study area.

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

Possible migration route for Canada geese and Roosevelt elk.

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

No construction is currently proposed. This is a non-project proposal. The proposed Preannexation Agreement includes a requirement that a sensitive area study be completed for the portion of the annexation area used by the existing instructional driving school business to ensure that all aspects of the operation of the driving school and any special events that may be held on the property will comply with the requirements of chapter 19.12 of the Snoqualmie Municipal Code. Per the Preannexation Agreement, conditions imposed on operation of the driving school by the City as a result of the sensitive areas study shall be deemed to be conditions of the business license of the specialized driving school and any temporary and/or special event permit. The Preannexation Agreement restricts future development within the annexation area until further planning to address applicable comprehensive plan policies is completed and until additional environmental review under SEPA is completed to address project-specific impacts of all future development proposals. Any future development will be subject to SMC 19.12, which addresses sensitive areas, including fish and wildlife habitat conservation areas. Site and project-specific sensitive area studies will be conducted for future development within the annexation area to assess wildlife use and potential impacts, and wildlife habitat management plans will be developed where deemed appropriate and/or required by SMC 19.12. The City will coordinate with WDFW as appropriate for such plans.

## 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.

Unknown at this time. No construction is proposed. This is a non-project proposal.

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

Unknown at this time. No construction is proposed. This is a non-project proposal.

- 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:

Unknown at this time. No construction is proposed. This is a non-project proposal. The city's adopted Sustainability Strategy promotes energy conservation and use of alternative energy.

## 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.

No construction is proposed. This is a non-project proposal.

Portions of the annexation area associated with the former lumber mill operations have a history of contamination. The EPA Superfund CERCLIS database reports that the old Weyerhaeuser Mill Site underwent a Preliminary Assessment (PA) in 1991 and resulted in a "No Further Remedial Action Planned" (NFRAP) designation. The site was archived upon NFRAP designation. Although this marks the site as processed within the "Superfund" system, the site did not proceed to Site Inspection, and did not enter the National Priorities List (NPL). The site is not a documented federal Superfund site and is not subject to any federal clean-up requirements.

Weyerhaeuser Co. conducted a number of voluntary studies pursuant to the State Model Toxics Control Act (WAC 173-340) to evaluate the nature and extent of contamination in different areas of the site, based on knowledge of mill operations and past practices, and completed recommended remediation per those studies. The clean-up work required permits and SEPA review from King County, which were issued in 2005. A Permit Closure Report submitted to King County DDES for the grading permit describes the work performed, including excavation areas, construction methods, and best management practices that were implemented during construction, and the findings/conclusions of the work. The report states that post-remediation confirmation sampling verified that all residual concentrations of petroleum hydrocarbons and metals met the Model Toxic Control Act Cleanup Levels appropriate for future unrestricted land use, with the exception of one location within the Lumber Strapping Area, where additional soil excavation will be required once the location is accessible. Ecology records show the Weyerhaeuser site has been awaiting a Site Hazard Assessment under the State Model Toxics Control Act for an indeterminate period.

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

There is no anticipated need for special emergency services to address environmental health hazards.

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

The draft Preannexation Agreement includes a provision that prohibits any development within the annexation area until a review of applicable Comprehensive Plan policies is completed and policy issues are appropriately addressed. Pursuant to this provision and comprehensive plan policy 8.C.3.7, the City will not approve any site development until a determination is made regarding the need for further clean-up efforts. Additional environmental review under SEPA will be required to address potential project-specific impacts associated with future development proposals.

## b. Noise

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

The annexation area is subject to general community traffic noise, mostly generated from traffic on SR202 and adjacent rural roads, including 396<sup>th</sup> Drive SE, SE Reinig Road, Mill Pond Road and Tokul Road, which surround the area. The existing CalPortland gravel mining operation located immediately north of the annexation area generates noise from occasional rock blasting, rock crushing, and gravel truck hauling. Gravel trucks currently access the CalPortland premises through an existing haul road that traverses the northern portion of the proposed annexation 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.

This is a non-project proposal. No development is proposed.

The existing DirtFish Rally School business located within the area to be annexed involves driving of street legal and fully muffled cars on existing paved, dirt and gravel surfaces within the former mill site as part of the driver training courses operated during normal business hours. These activities generate motor vehicle noise which may extend beyond the boundaries of the business premises, however the business has indicated that the training courses involve no more than 8 cars driving simultaneously. The Preannexation Agreement provides for up to two, two-day rally car race events to occur on the SMV-owned parcels within the annexation area, which may be permitted subject to a temporary use permit. Such events could generate significant traffic noise on a limited, short term basis. The Preannexation Agreement also provides for other non-rally car special events, to be approved on a case by case basis which could generate noise. No development is currently proposed that could create short term construction noise.



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

The proposed draft Preannexation Agreement includes conditions that limit the days and hours of operation to Monday through Saturday 8 am to 7 pm and limit special rally race or other events with significant noise impacts to no more than two two-day events per year. A noise study will be prepared for the City by an acoustical engineer to provide data and analysis regarding compliance with applicable noise regulations and potential for off-site noise impacts associated with the existing DirtFish Rally School business located within the annexation area. The noise study will be completed prior to action on the Preannexation Agreement.

**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties?

The portions of the annexation area located within the FEMA floodway are currently vacant and undeveloped, except for the existing 2 lane Mill Pond Road. Portions of the annexation area located within the FEMA floodplain are being used by DirtFish Rally School – a specialized driving instruction school, and by Northfork Enterprises, a small wood recycling and topsoil production business.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

The mill site area includes several large wood frame structures ranging in size from ~6,000 sf to ~72,000 sf, as well as an ~10,000 sf office building, and an ~5,000 sf automotive shop building - all remnants from the former mill operations. The site also contains the old Snoqualmie Valley Lumber Co. brick powerhouse building and smoke stack, which is a designated King County landmark and is included in the Most Endangered Historic Properties list maintained by the Washington Trust for Historic Preservation. These structures are in poor condition and a state of decline.

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

Unknown at this time. No construction is proposed. This is a non-project proposal.

The existing rally car driving school business located within the annexation area is making use of existing buildings that were constructed for the lumber mill.

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

The current King County zoning is Industrial for the upland and FEMA floodplain (as designated on the applicable Flood Insurance Rate maps) portions of the annexation area. The King County zoning for the parcels located in the FEMA floodway is Urban Reserve. King County has attached P-suffix zoning conditions to all properties within the annexation area, which requires further planning for redevelopment of the mill site properties for uses other than forest products manufacturing.

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

The current City of Snoqualmie comprehensive plan land use designations for the annexation area are 1) Planned Residential for the upland portion of the annexation area; 2) Planned Commercial/Industrial for the area within the 100-year floodplain outside of the FEMA floodway; and 3) Open Space for the area within the FEMA floodway.

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

The current King County shoreline designation for the floodplain portion of the annexation area is Conservancy. The county is proposing to revise the shoreline designations with its forthcoming SMP update. The County proposes to maintain a Conservancy designation for the area within the FEMA floodway, and to revise most of the floodplain area to High Intensity. The Preannexation Agreement identifies the proposed shoreline environment designations to be considered for application to the annexation area, subject to a separate process for update and amendment of the City's shoreline master program.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. Portions of the site have been designated by King County's SAO as wetlands, streams, erosion hazard area, landslide hazard area, aquifer recharge area, and channel migration hazard area. Wetlands are located within the floodway adjacent Borst Lake and between the Snoqualmie River and SE Mill Pond Road near the lake. A large wetland is located in the northwest quarter of the annexation area, within the floodplain. Erosion and landslide hazard areas are located only within the upland portion of the annexation area in the vicinity of 396<sup>th</sup> Dr. SE. Channel migration hazard areas are located within the floodway portion of the 100-year floodplain, generally paralleling the Snoqualmie River. King County SAO maps identify one stream within the SMV portion of the annexation area, however other streams have been observed, one in the eastern portion of the annexation area and one in the northern portion of the annexation area. The Preannexation Agreement

requires that within 30 days of annexation, a sensitive area study will be completed for the SMV property portion of the annexation area. The sensitive area study will provide more site specific information regarding streams within the annexation area.

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

No development is currently proposed. This is a non-project proposal.

There are currently no residents within the annexation area. A 25-acre portion of the annexation area would be zoned for residential uses, but no development is currently proposed. The existing DirtFish business has 11 full-time and 15 part-time employees. The existing Northfork Enterprises business employs 1 person.

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

None.

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

None needed.

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

The Preannexation zoning ordinance would establish zoning to become effective upon annexation that implements and is consistent with the City's comprehensive plan land use designations for the annexation area. The Preannexation Agreement contains provisions that require additional planning to address comprehensive plan policies specific to the Mill Planning subarea, which must be completed and approved by the City prior to any development within the annexation area.

## 9. Housing

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

No development is proposed. This is a non-project proposal.

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

None. There is no existing housing within the annexation area.

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

This is a non-project action. Additional environmental review under SEPA will be required to address future project-specific impacts.

## 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?

No development is proposed. This is a non-project proposal.

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

No development is proposed. This is a non-project proposal.

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

This is a non-project action. Additional environmental review under SEPA will be required to address future project-specific impacts.

## 11. Light and glare

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

No development is proposed. This is a non-project proposal.

The existing uses on the site produce minimal light and glare. The instructional driving school operates until 7 pm. Light or glare may be produced by vehicle headlights and/or exterior site lighting, but given the location of facilities and driving course within the large site, it is unlikely that any light or glare extends beyond the property boundaries.

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



No development is proposed. This is a non-project proposal.

- 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:

None. This is a non-project action. Additional environmental review under SEPA will be required to address future project-specific impacts. Future development will be subject to the performance standards for glare set forth in SMC 17.55.080(E). Existing uses within the annexation area do not produce light and glare that would cause a significant adverse impact.

## 12. Recreation

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

King County's regional Snoqualmie Valley Trail corridor exists to the northwest and southeast of the annexation area. Large regional open space properties, including Three Forks Natural Area (County), Three Forks Park (City), Meadowbrook Farm (City) and Centennial Fields Park (City) are located adjacent to or within 1/2 mile of the annexation area. The Mount Si Golf Course is located within a mile to the southeast. Within a mile to the Northwest is Snoqualmie Falls, and Snoqualmie Falls Park, which is owned and operated by Puget Sound Energy. Immediately across the Snoqualmie River from the annexation area, near the intersection of SR202 and the Snoqualmie Parkway, is an undeveloped City-owned open space property of approximately 20 acres. Further upstream is the City's 5-acre Riverview Park. The City also currently provides 4 community parks totaling 55 acres, 9 neighborhood parks totaling 26 acres, and a number of miniparks located within residential neighborhoods, in addition to 25 miles of 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 Preannexation Agreement includes provisions that require the annexation area property owners to provide right of way to the City for a riverwalk trail corridor and for a trail corridor to complete a missing link in King County's regional Snoqualmie Valley Trail. Subject to existing zoning requirements, future development within the areas to be zoned Planned Commercial-Industrial and/or Planned Residential portions would be required to provide a minimum of 35% open space. Additional environmental review under SEPA will be required to address future project-specific impacts.

## 13. Historic and cultural preservation

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

The annexation area contains what remains of the former Snoqualmie Lumber Co. brick wood-fired powerhouse and smokestack. These structures are a designated King County landmark and are included on the Most Endangered Historic Properties list maintained by the Washington Trust for Historic Preservation.

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

None other than those described above.

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

The proposed Preannexation Agreement includes a provision that the property owner coordinate with the City and King County Historic Preservation Office for protection and potential adaptive re-use of the powerhouse structures.

## 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.

Access to the annexation area from public streets is provided by SE Mill Pond Road, SE Reinig Road, and 396<sup>th</sup> Drive SE. See attached map of proposed annexation area.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop is located approximately 1/2 mile to the west on SR202 near Tokul Road and the Salish Lodge.

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

Does not apply. No development is proposed. This is a non-project proposal.

The existing improvements associated with the former lumber mill include an office building with associated parking area, as well as an adjoining large paved parking area. These parking areas provide more than adequate parking for employees and clients of the existing instructional driving school use.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No development is proposed. This is a non-project proposal.

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

This is a non-project proposal. No development is proposed. There are no water, air or rail transportation facilities in the vicinity that would allow for projects that use such modes of travel.

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

No development is proposed. This is a non-project proposal.

The existing instructional driving school use, which would be established as a legal use upon annexation per the proposed Preannexation Agreement generates approximately 30-40 trips per day, considering employee and client trips.

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

The proposed Preannexation Agreement prohibits additional development within the annexation area until further planning to address applicable comprehensive plan sub-area policies is completed and until additional environmental review under SEPA is conducted to address future project-specific impacts.

## 15. Public services

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

The proposed annexation would add approximately 600 acres of new area to the City's jurisdiction, which would require City police protection, fire protection, street and utility maintenance, and general city government services.

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

No development is proposed. This is a non-project proposal. Additional environmental review under SEPA will be required to address future project-specific impacts on public services. Any future residential uses will be subject to the City's school impact fee ordinance. The proposed Preannexation Agreement contains a provision that the annexation area shall be subject to a proportional share of existing City bonded indebtedness.

## 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.

No development is proposed. This is a non-project proposal. The City has historically provided and will continue to provide domestic water and sewer service to the existing office building within the old mill site portion of the annexation area, which is used by the existing instructional driving school business. The Preannexation Agreement provides that any expansion of service is subject to completion of planning under the comprehensive plan annexation policies and approval of a Planned Commercial/Industrial Plan or Planned Residential Plan pursuant to SMC 17.20.050.

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: Nancy Turley

Date Submitted: 7-27-2011





