City of Covington
16720 SE 271st St. #100
Covington, WA 98042

City Hall 253-480-2400
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Determination of Significance and Scoping Notice
Request for Comments on Scope of Environmental Impact Statement (EIS)

Hawk Property Subarea Plan

Application Name:	Hawk Property Subarea Plan
Applicant/Contact:	Ann Mueller, AICP Senior Planner Community Development Department City of Covington 16720 SE 271st Street Covington, WA 98042 253-480-2444
Date of Issuance:	March 8, 2013

Description of Proposal, and Location

The City of Covington proposes to adopt a subarea plan for a portion of the Covington Northern Gateway, referred to as the Hawk Property Subarea. The Hawk Property Subarea is located at the extreme northeast of the City of Covington and encompasses approximately 209 acres on the south side of SR18. The Hawk Property Subarea primarily consists of the Lakeside gravel mine, vacant land, and a highway interchange. Approximately 134 acres of this area lies within the City's corporate limits; the remainder lies within the City's assigned Potential Annexation Area in the King County Urban Grown Area. The subarea plan would establish goals, and a policy framework for the area, including land use and zoning regulations, active and passive open space requirements, and vehicular and pedestrian circulation concepts, and a capital facilities plan.

Lead Agency and EIS Required

The City of Covington, as lead agency, has determined this proposal is likely to have a significant adverse impact on the environment. An Environmental Impact Statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. An environmental checklist and the Northern Gateway Area Study(August 2012) indicating likely environmental impacts can be reviewed at: City of Covington Community Development Department, 16720 SE 271st Street, Covington, WA 98042. The City intends to designate the Hawk Property Subarea Plan as a planned action as defined under WAC 197-11-164 and will, prepare a Planned Action EIS. Future projects developing under the Planned Action will not require individual environmental review at the time of permit application if they are consistent with the range of alternatives and mitigation studied in the EIS.

EIS Alternatives

The City intends to study three land use alternatives to be comparatively evaluated in the Planned Action EIS: one No Action Alternative (SEPA required) and two action alternatives. The No Action alternative would assume that the Hawk Property Subarea Plan would not be adopted and that existing comprehensive plan and zoning regulations would remain in place. Preliminarily, the two action alternatives would include variations of the proposal to designate the Hawk Property Subarea for a mix of retail, office, industrial, and residential uses. The two action alternatives will be developed based upon input from the public, city officials and consultants, the developer, and participants a community workshop to be held on March 25, 2013 at Covington City Hall.

Elements Of The Environment To Be Addressed

The lead agency has identified the following topic areas for analysis in the Planned Action EIS: Earth, Plants and Animals, Surface Water, Air Quality, Transportation, Land Use, Public Services, Utilities, and Noise.

Scoping Comments

Agencies, affected tribes, and members of the public are invited to comment on the scope of the Planned Action EIS. You may comment on EIS Alternatives, issues that should be evaluated in the EIS, probable significant adverse impacts, and licenses or other approvals that may be required. The method and deadline for providing scoping comments is:

Written Comments

Provide written comments on the scope of the Planned Action EIS no later **than 5:00 pm on March 29, 2013.** Comments may be sent to the Lead Agency Contact Person, Ann Mueller, Senior Planner at the City of Covington Community Development Department, 16720 SE 271st Street, Covington, WA 98042 or via e-mail at amueller@covingtonwa.gov .

Community Workshop

Written comments on the scope of the Planned Action EIS may also be submitted at the Hawk Property Subarea Plan Community Workshop on Monday, March 25, 2013 at the Covington City Hall from 6:30- 8:30pm. Covington City Hall is located at 16720 SE 271st Street, Covington, WA 98043.

Responsible Official

Richard Hart, SEPA Official
Community Development Director
City of Covington
Department of Community Development
16720 SE 271st Street
Covington, WA 98042-4964
253-480-2441

Date: 3-27-2013 Signature: Richard Hart

Appeal

You may appeal this determination of significance by following the procedures in CMC 16.10.210. Any appeal must be filed in writing at Covington City Hall within 14 days after the end of the comment period **(by 5pm on April 5, 2013).** You must make specific factual objections, identify errors, identify harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Contact the Community Development Department at Covington City Hall to ask about procedures for SEPA appeals.

CITY OF COVINGTON ENVIRONMENTAL 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: Hawk Property Subarea Plan
2. Name of applicant: City of Covington
3. Address and phone number of applicant and contact person:

   Ann Mueller, AICP
   Senior Planner
   City of Covington
   16720 SE 271st Street, Suite 100
   Covington, WA 98042
   253-480-2444

4. Date checklist prepared: March 5, 2013
5. Agency requesting checklist: City of Covington
6. Proposed timing or schedule (including phasing, if applicable):

   EIS completion and adoption of subarea plan, development regulations, and planned action ordinance are anticipated by December 2013.

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

Yes. Future development in the subarea would occur in accordance with the subarea plan and its associated development regulations. Proposals within the range of alternatives covered by the Planned Action and within the study area would not require individual SEPA threshold determinations.

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

A Planned Action Environmental Impact Statement (EIS) will be prepared for the study area as stated in the City's SEPA Determination of Significance and Scoping Notice. Topics proposed for analysis in the EIS include Earth, Plants and Animals, Surface Water, Air Quality, Transportation, Land Use, Public Services, Utilities, and Noise.

The Covington Northern Gateway Area Study, published in August 2012, contains detailed information about the study area, specifically existing land uses, adopted zoning, land supply, environmentally critical areas, available utilities and public services, and vehicular access. This study will provide the basis for much of the environmental analysis conducted as part of the EIS process.

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.

There is an existing Lakeside Industries Surface Mining Reclamation Permit (70011068) that is currently being revised with the Washington State Department of Natural Resources. No other pending permits or approvals are known.

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

Adoption of the subarea plan, associated development regulations, and Planned Action Ordinance by the Covington City Council. Actual construction of future development will occur under separate, individual permits.

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 City of Covington proposes to adopt a subarea plan and associated development regulations for a portion of the Covington Northern Gateway Area, referred to as the Hawk Property Subarea, which encompasses approximately 209 acres. The subarea plan would establish goals, and a policy framework for the area, including land use and zoning regulations, active and passive open space requirements, and vehicular and pedestrian circulation concepts, and a capital facilities plan.

The City intends to study three land use alternatives to be evaluated in the Planned Action EIS: one No Action Alternative (SEPA required) and two action alternatives. The No Action alternative would assume that the Hawk Property Subarea Plan would not be adopted and that existing comprehensive plan and zoning regulations would remain in place. Preliminarily, the two action alternatives would include variations of the proposal to designate the Hawk Property Subarea for a mix of retail, office, industrial, and residential uses.

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 Hawk Property Subarea is located at the extreme northeast corner of the City of Covington and encompasses approximately 209 acres on the south side of SR18. The Hawk Property Subarea primarily consists of the Lakeside gravel mine, vacant land, and a highway interchange. Approximately 134 acres of this area lies within the City's

corporate limits; the remainder lies within the City's assigned Potential Annexation Area in the King County Urban Grown Area.

B. ENVIRONMENTAL ELEMENTS

1. Earth

Proposed EIS Scope: The City's Critical Area Ordinance maps and the Natural Resource Conservation Service maps will be used to characterize existing soil types, especially steep slopes, unstable soils, and highly erodible soils. The existing reclamation plan for the Lakeside gravel mine will be reviewed to characterize how post-reclamation soil conditions will affect the suitability for future land uses at the current mine site. Relevant City building code regulations for erosion control and soil stability will be summarized and a range of options presented for how the City could implement special geotechnical standards for project-level permitting.

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . . .
Most of the subarea falls within a gently sloping valley that drains to Jenkins Creek at the northern edge of the subarea. Land at the far eastern edge of the subarea rises to a series of hills. Much of the subarea is currently occupied by a gravel mining operation, and the landscape in this area has been significantly altered from its natural state.

b. What is the steepest slope on the site (approximate percent slope)?
The Environmental Impact Statement will examine geologic conditions in the subarea in detail, including information from the existing reclamation plan for the mining operation. The City has not designated any steep slope hazards within the subarea.

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.
Soils in the subarea consist primarily of sandy gravelly loams. The USDA has also mapped an area of Orcas peat on the Lakeside gravel mine site (approximately 17 acres). Limited areas of Seattle muck may also be found at the northern edge of the study area, along Jenkins Creek.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
The City has not mapped any unstable soils or landslide hazards in the immediate vicinity, though the EIS will describe geologic conditions, particularly on the Lakeside gravel mine site.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The proposal is a non-project action and does not include any specific filling or grading. The EIS will examine the potential impacts of future development authorized under the Planned Action.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The proposal is a non-project action and does not include any specific clearing or construction activities. The EIS will examine the potential impacts of future development authorized under the Planned Action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
The proposal is a non-project action and does not include any specific development activities. The EIS will examine the potential impacts of future development authorized under the Planned Action.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The EIS will analyze potential geologic impacts and propose mitigation measures as necessary.

2. Air

Proposed EIS Scope: Existing air quality conditions and regulations relevant to the proposal will be summarized including Puget Sound Clean Air Agency regulations for stationary sources and construction fugitive dust and future requirements for Transportation Conformity determinations for roadway improvements. To evaluate potential impacts to regional air quality the City's forecasts for population growth and regional vehicle miles traveled (VMT) will be compared to regional Puget Sound forecasts developed by the Puget Sound Regional Council (the City will provide the population and VMT data used for this analysis). To evaluate greenhouse gas (GHG) emissions, land use forecasts will be used to estimate existing GHG emissions and future GHG emissions for each alternative, using the King County GHG spreadsheet. The "Build Carbon Neutral" calculator will be used to forecast soil-carbon GHG emissions caused by removing existing vegetation from the study area. A comprehensive list of relevant GHG reduction measures the City could consider as part of project-level environmental permitting will be presented.

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.

The proposal is a non-project action and does not include any specific development or construction activities. The EIS will examine the potential impacts of future development activities authorized under the Planned Action, including construction associated emissions, automobile emissions, and commercial/industrial emissions. Development proposals occurring under the Planned Action may result in short-term emissions, including construction equipment exhaust and fugitive dust, but future development will be required to follow adopted goals, policies, and regulations regarding air quality and must comply with best management practices and mitigation measures outlined in the EIS.

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

No off-site emissions that may affect the proposal are known.

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

The EIS will analyze potential air quality impacts, including applicable laws and proposed mitigation measures and best management practices for future development occurring under the Planned Action.

3. Water

Proposed EIS Scope: The technical analysis will include a description of existing conditions, assessment of the significant adverse impacts (direct, indirect and cumulative), evaluation of the potential mitigation measures for each of the alternatives, and discussion of regulatory implications and permit requirements.

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.

Jenkins Creek, which is documented as a salmonid-bearing stream, flows along the northern edge of the study area, and the National Wetland Inventory (NWI) has documented several associated wetlands adjacent to it within the proposal area. The NWI has also documented a wetland unit on the gravel mine site, which appears to correspond to a series of open water ponds. Analysis of these features will be included in the Surface Water and Plants and Animals sections of the EIS.

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.

Future development under the Planned Action may occur within 200 feet of the water bodies described above, and all future development in the subarea will be required to adhere to the City of Covington's adopted stream and wetland buffers, as well as the City's adopted Shoreline Management Program development regulations.

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.

The proposal is a non-project action, and no dredge or fill activities are proposed at this time. Any future dredge or fill actions would be required to comply with the City's critical areas regulations (CMC 18.65), as well as the conditions of any State or Federal permits necessary for work in or over a regulated water body.

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

No surface water withdrawals or diversions are proposed as part of the subarea plan. Future development applications proposing withdrawals or diversions will be evaluated for compliance with application state, federal, and local regulations.

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

The proposal area does not contain any areas designated as 100-year floodplain.

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 discharges of waste materials to surface waters are proposed as part of the subarea plan. Future development applications proposing withdrawals or diversions will be evaluated for compliance with application state, federal, and local regulations.

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.

There is an existing on-site well that is currently used for the mining/reclamation operation, which future development of the area may use for irrigation or other uses. No groundwater withdrawals or discharges are proposed as part of the subarea plan. New development under the Planned Action is anticipated to connect to Covington Water District water sources and will not withdraw water from ground sources. Any future development applications proposing withdrawals or discharges will be evaluated for compliance with application state, federal, and local regulations.

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.

All new development within the proposal area will be connected to Soos Creek Water & Sewer District sewer systems and will not discharge waste material into the ground.

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.

Aside from the gravel mining operation and asphalt batch plant, the proposal area is currently undeveloped, and impervious surface coverage is relatively low. Development of the area for commercial and residential use under the Planned Action would increase the level of impervious surface coverage in the study area, leading to a commensurate increase in stormwater runoff. The EIS will further describe existing conditions and analyze impacts associated with future development under the Planned Action, including both runoff quantity and impacts to the quality of receiving waters.

2) Could waste materials enter ground or surface waters? If so, generally describe.
The EIS will analyze the potential for inadvertent discharge of waste materials to ground or surface waters and will specify mitigation measures as appropriate.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
The EIS will propose mitigation measures for addressing potential impacts to surface and groundwater quality, as well as surface water runoff.

4. Plants

Proposed EIS Scope: The technical analysis will include a description of existing conditions, assessment of the significant adverse impacts (direct, indirect and cumulative), evaluation of the potential mitigation measures for each of the alternatives, and discussion of regulatory implications and permit requirements.

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

X deciduous tree: alder, maple, aspen, other

X evergreen tree: fir, cedar, pine, other

X shrubs

X grass

——— pasture

——— crop or grain

X wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

——— water plants: water lily, eelgrass, milfoil, other

——— other types of vegetation

The proposal area is characterized by a mix of deciduous and coniferous trees and shrubs. The eastern portions of the study area are heavily vegetated, as are those portions of the gravel mining site not occupied by buildings, equipment or open pits. Wetland areas adjacent to Jenkins Creek are assumed to contain wet soil plants, though further reconnaissance will confirm this during the EIS analysis.

b. What kind and amount of vegetation will be removed or altered?
The proposal is a non-project action, no specific vegetation removal or alteration activities are proposed. Future development under the Planned Action is likely to include clearing of vegetation, and the Plants and Animals section of the EIS will analyze potential impacts associated with such removal or alteration.

c. List threatened or endangered species known to be on or near the site.
No threatened or endangered plant species are known to occur in the study area.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
The EIS will identify appropriate programmatic mitigation measures for plants.

5. **Animals**

Proposed EIS Scope: The technical analysis will include a description of existing conditions, assessment of the significant adverse impacts (direct, indirect and cumulative), evaluation of the potential mitigation measures for each of the alternatives, and discussion of regulatory implications and permit requirements.

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: The EIS will identify existing bird populations.
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:

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

Jenkins Creek is documented as a salmonid-bearing stream, including Steelhead Trout and Coho Salmon, which are State Candidate species, as well as Federally Threatened species. The Plants and Animals section of the EIS will provide a detailed analysis of potential impacts to threatened and endangered species, as well as an overview of the regulations governing development within and near threatened and endangered species habitat.

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

Regular concentrations of elk have been documented in the vicinity of the study area, and Jenkins Creek serves as a migration stream for Coho and Chinook salmon, as well as Cutthroat and Steelhead trout. The EIS will evaluate the potential impacts of future development on migrating wildlife.

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

The EIS will identify appropriate programmatic mitigation measures for any anticipated impacts to wildlife migration. All future development under the Planned Action will be required to comply with the City's adopted critical areas regulations.

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.

Electric and natural gas service are available within the City of Covington, though services may need to be extended to those portions of the subarea that are undeveloped. Energy is likely to be used mostly for heating and lighting in residential and commercial development. However, some energy may be used for manufacturing if light industrial uses are developed.

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

The subarea is largely undeveloped, and future development under the planned action would result in a greater degree of residential and commercial development than currently exists in the area at taller building heights than currently exist. However, given that most of the study area lies at a lower elevation than adjacent developed areas, future development under the Planned Action is not anticipated to be of sufficient height or bulk to affect the potential use of solar energy by neighboring 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:

Future development under the Planned Action would consist of a mix of low to high-density residential, and commercial uses. High-density, compact development is less dependent on automobiles, providing indirect energy and resource conservation over lower-density development styles.

Future development will comply with the Washington State Energy Code: CMC 15.05.040(7).

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.

The proposal would allow for future development of residential and commercial uses, and potentially industrial uses, that would be required to comply with zoning regulations for allowed uses, as well as State and Federal regulations for handling of hazardous materials.

1) Describe special emergency services that might be required.

Increased development in the proposal area as a result of subarea plan adoption could potentially increase demand for fire, police, and emergency medical services. Potential impacts to public services, including fire, police, and medical, will be analyzed in the EIS (see also Section B.15).

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

Future development under the Planned Action will be required to comply with City development regulations, as well as the International Building Code and the International Fire Code (adopted by reference in CMC 15.05.040). Any development that proposes the use of hazardous materials or which produces hazardous waste shall be subject to state and federal regulations for facility siting, materials storage, and waste disposal.

b. Noise

Proposed EIS Scope: The existing noise environment and key existing noise sources in the study area (no baseline noise monitoring is proposed) will be qualitatively characterized. Relevant state and local regulations that will minimize future noise impacts caused by future development will be cited. Published sources will be used to estimate future increases in day-night noise levels (Ldn) based on forecast future land use population density. For the future No Action alternative, the potential noise impacts caused by continued gravel mining will be evaluated. The Traffic Noise Model (TNM) lookup model will be used to develop a general spatial trend for future noise levels near up to three key roadways affecting the study area. Additionally, the noise review will be coordinated with the team's wildlife specialists to assess future wildlife impacts.

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

Current noise in the study area consists of traffic noise from SR 18 and from operation of the Lakeside gravel mine and asphalt batch plant.

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.

Future development under the Planned Action may produce short-term construction noise, as well as noise from increased automobile traffic. Individual projects would be required to comply with the conditions of their building permits, including noise abatement provisions. Potential impacts associated with future development under the Planned Action will be addressed in the Noise chapter of the EIS.

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

Public disturbance noise is regulated under Chapter 8.20 of the Covington Municipal Code and by WAC 17-60, The EIS will identify appropriate mitigation measures and best management practices for any noise-generating activities authorized under the Planned Action.

8. **Land and shoreline use**

Proposed EIS Scope: Land use patterns, land use compatibility and activity levels, and population/employment capacity of the Draft EIS alternatives and Final EIS preferred alternative will be reviewed. The relationship of the Subarea Plan to the City's Comprehensive Plan and other functional plans will be identified, as will policy or code provisions that serve as mitigation measures.

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

The study area consists of a gravel mining operation, asphalt batch plant and vacant land. No occupied residential structures are present. The Land Use chapter of the EIS will evaluate and compare the existing and proposed land uses of the various alternatives under consideration for the Subarea Plan, as well as the potential impacts on adjacent land uses. The analysis will include an evaluation of the City's growth targets and buildable land capacity relative to the action alternatives. The EIS will also identify appropriate mitigation measures in the form of policy or development code amendments.

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

No part of the study area has been used for agriculture. See response to #8a relating to analysis that will be performed in the EIS.

c. Describe any structures on the site.

Buildings in the study area include industrial buildings associated with the gravel extraction operation and an asphalt plant. See response to #8a relating to analysis that will be performed in the EIS.

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

Reclamation of the gravel mine would likely include removal of at least some of the existing structures, and future development under the Planned Action could propose demolition of any remaining buildings. Demolition permits will be obtained on an individual project basis. See response to #8a relating to analysis that will be performed in the EIS.

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

The study area is divided between approximately 133 acres within the city limits zoned Mineral (M) and designated for mining activities. The remaining portion of the study area lies within the City's UGA and is currently zoned M-P by King County, also intended for mineral extraction. See response to #8a relating to analysis that will be performed in the EIS.

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

The portion of the study area within city limits is designated Mineral, and the portion within the UGA is designated for Mining by King County. See response to #8a relating to analysis that will be performed in the EIS.

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

No water bodies or streams regulated under the Shoreline Management Act are located within the study area.

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

Wetlands associated with Jenkins Creek are located within the study area and fall under the City's critical areas regulations. See response to #8a relating to analysis that will be performed in the EIS.

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

See response to #8a relating to analysis that will be performed in the EIS.

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

See response to #8a relating to analysis that will be performed in the EIS.

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

See response to #8a relating to analysis that will be performed in the EIS. The Land Use section of the EIS will identify appropriate mitigation measures in the form of policies and code provisions.

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

See response to #8a relating to analysis that will be performed in the EIS. The Land Use section will identify appropriate mitigation measures in the form of policies and code provisions.

9. **Housing**

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

The study area currently contains no housing. Future development under the Planned Action is anticipated to include a mixture of housing types, including low, medium, and high-density. The anticipated range in the number of residential units will be included in the EIS.

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

The study area currently contains no housing units, so no housing would be eliminated.

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

The Land Use section of the EIS will analyze various proposed land use patterns relative to the City's growth targets and land capacity, including housing units. The EIS will identify appropriate mitigation measures in the form of policies and code provisions.

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 proposal would result in an overall increase in building heights over existing conditions. The Land Use chapter of the EIS will analyze land use patterns associated with the various alternatives, including proposed zoning. Maximum allowed heights for each alternative will be discussed in the EIS.

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

Alteration of existing views as a result of the proposal is anticipated to be minimal. Adjacent existing development is generally located at a higher elevation than the study area and screened by thick vegetation.

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

The Subarea Plan will establish design guidelines intended to produce compatible development.

11. **Light and glare**

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

Future development under the Planned Action could produce ambient light and glare in the form of building illumination, signage, street lights, and vehicle headlights. Though some lighting would be employed during the daytime, light and glare would be most noticeable at night.

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

Light from development occurring under the Planned Action would not be a safety hazard and would be required to comply with all City regulations governing the use of outdoor illumination.

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

Light and glare from automobile headlights on SR 18 may impact development occurring in the study area. Due to the undeveloped nature of the study area, few other sources of ambient light and glare are present in the vicinity.

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

Future development under the Planned Action would be required to comply with all City of Covington development regulations regarding exterior illumination. The EIS may propose appropriate mitigation measures and best management practices in the form of additional policies and code provisions.

12. **Recreation**

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

Informal walking trails are located along the southern edge of the study area adjacent to the Timberlane community.

The Public Services chapter of the EIS will review the supply of recreation opportunities in the vicinity of the study relative to the increased demand anticipated from development of the area under the Planned Action. Analysis will be based on available plans and the City's adopted levels of service for recreational facilities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Land uses in the study area consist of mineral extraction, asphalt production and vacant land. The proposal would not displace any recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

See response to 12a. The EIS will identify appropriate mitigation measures.

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.

No documented historic register properties are located within, or in the vicinity of, the study area.

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

No known historic, archaeological, scientific, or cultural landmarks or resources are known to be in the area. The only buildings in the study area are industrial buildings associated with the gravel mine.

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

Washington State has enacted several laws to protect archaeological sites (RCW 27.53, WAC 25-48) and human remains (RCW 27.44). In addition, Governor's Executive Order 05-05 requires capital project planning by state agencies to include the Department of Archaeology and Historic Preservation (DAHP) and any concerned tribes.

DAHP also regulates the treatment of archaeological sites, particularly resources determined to predate local Native American contact with Europeans, which are protected regardless of significance or eligibility for local, state, or national registers. Any historic archaeological resources discovered will remain protected unless DAHP issues a determination of non-eligibility for listing on the Washington Historic Register and the National Register of Historic Places.

In addition to adopted laws and codes, the following mitigation measures will be included in the Planned Action Ordinance to protect any currently undiscovered historic or archaeological resources in the study area:

- If construction activities uncover any remains of historic or archaeological significance, construction shall immediately be stopped and all appropriate state and local agencies notified.
- Projects that entail substantial excavation must enter consultation with DAHP to determine the likelihood of inadvertent discovery of archaeological resources and to establish mitigation procedures. Archaeological surveys and testing may be necessary prior to excavation. DAHP may

recommend archaeological monitoring of construction activities in areas deemed to have a high likelihood of discovery.

- In the event of an archaeological discovery, future development on property surrounding the archaeological site shall analyze the potential for adverse impacts to the archaeological resource, and, if necessary, engage a qualified professional archaeologist to determine whether the proposed development would negatively affect the archaeological resource.

14. **Transportation**

Proposed EIS Scope: The transportation analysis will project the trips generated by build-out of the land use that has been defined for each alternative. The trips will be distributed and assigned based on the City's traffic model. The level of service at the project site's potential access driveways will be evaluated and potential issues with on-site vehicle circulation identified. Recommendations for the locations and capacities needed for internal roadways and driveways will be prepared. Potential operational and safety impacts of pedestrian and bicycle modes will be evaluated and recommendations for connections to the external non-motorized network identified, as well as internal access and circulation connections. The parking supply needs for each land use alternative will be evaluated based upon the City's code requirements. Any improvement projects or other measures that are identified will be documented.

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

Vehicle access to and from the study area is provided by SR 18, SE 240th Street and SE 256th Street. SR 18 is a state highway, and the others are classified as minor arterials.

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

Transit service in the City of Covington is relatively limited. The nearest transit stop is approximately 0.5 mile south of the study area.

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

The proposal is a non-project action, and specific development projects are not proposed at this time. The EIS will examine transportation issues, including street and intersection levels of service, parking required, non-motorized facilities, and transit demand.

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).

The proposal is a non-project action, and specific development projects are not proposed at this time. Internal circulation in the study area is currently very limited, so it is likely that new roads or streets will be constructed as future development occurs under the Planned Action. See response to #14c regarding issues to be analyzed by the EIS.

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

No water, rail, or air transportation facilities are in the immediate vicinity of the study area.

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

Trip volumes for the various alternatives will be analyzed in the Transportation chapter of the EIS. Please see response to #8c for a list of the topics to be addressed by the EIS.

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

Please see the response to #8c regarding the topics to be analyzed by the Transportation chapter of the EIS. The EIS will propose appropriate mitigation measures.

15. **Public services**

Proposed EIS Scope: Existing levels of service, estimated needs and demand for service, and projected levels of service under each alternative for the range of services (fire, police, emergency medical, schools; see also Recreation in B.12) that could be altered as a result of each studied alternative will be reviewed. To the extent feasible the analysis will be based on available plans and population-based estimates of demand. Efforts will be coordinated with city staff and service providers to craft mitigation language. The analysis will be coordinated with the Capital Facilities Plan as it contains similar information about levels of service and planned improvements.

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 EIS will analyze projected need for public services (fire, police, emergency medical, schools) under each of the alternatives. EIS analysis will be based on available plans, adopted levels of service, and population-based estimates of demand.

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

See response to #15a. The EIS will propose mitigation measures as appropriate.

16. **Utilities**

Proposed EIS Scope: A capacity analysis and identification of deficiencies and other issues for each alternative will be prepared. The analysis will include: a narrative of issues regarding sewer, water, and storm facilities to serve the alternatives; an order-of-magnitude estimate of costs of providing sewer, water and storm services for the action alternatives; and maps of the necessary facilities by alternative.

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

The study area currently contains minimal utility infrastructure, though it falls within the jurisdiction of multiple utility providers (Covington Water District, Soos Creek Water & Sewer District, City of Covington stormwater system). Future utility extension to the study area is planned. The Utilities Chapter of the EIS will identify utilities available in the study area and an analysis of projected utility demand for each of the alternatives.

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.

Please see response to #16a. The EIS will propose mitigation measures as appropriate.

C. SIGNATURE

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete. I understand that the lead agency is relying on them to make its decision.

Signature: Ann Mueller

Date Submitted: 22-Feb-2013

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
   See responses to Part B, Sections 2, 3, and 7.

   Proposed measures to avoid or reduce such increases are:
   See responses to Part B, Sections 2, 3, and 7.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
   See responses to Part B, Sections 4 and 5.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:
   See responses to Part B, Sections 4 and 5.

3. How would the proposal be likely to deplete energy or natural resources?
   See response to Part B, Section 6.

   Proposed measures to protect or conserve energy and natural resources are:
   See response to Part B, Section 6.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
   See responses to Part B, Sections 3, 4, 5, 8, 12, and 13.

   Proposed measures to protect such resources or to avoid or reduce impacts are:
   See responses to Part B, Sections 3, 4, 5, 8, 12, and 13.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
   See response to Part B, Section 8.

   Proposed measures to avoid or reduce shoreline and land use impacts are:
   See response to Part B, Section 8.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
   See responses to Part B, Sections 12, 14, 15, and 16.

   Proposed measures to reduce or respond to such demand(s) are:
   See responses to Part B, Sections 12, 14, 15, and 16.

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

   There are no known conflicts with state or federal environmental regulations, and such laws will remain in force under the Planned Action. The Planned Action EIS will address compatibility of the subarea plan with other local laws, plans, and programs.