

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

The name of the proposed project is "Comprehensive Plan Amendment & Rezone of the MacGregor Parcel."

2. Name of applicant:

CC-Crystal Mountain MHC, LLC (“CCCMHC”). (The record owner, GSC Mac Property LLC, will transfer the property to CCCMHC).

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

**Applicant: Mr. Jake Bond
CCCMHC, LLC
4519 117th Drive NE
Kirkland, WA, 98033
Phone: 360.901.9408**

**Contact: Mr. Brady Berry, PE
Atwell, LLC
9755 SW Barnes Road, #150
Portland, OR, 97225
Phone: 971.334.8962**

4. Date checklist prepared:

Checklist completed on December 18, 2020.

5. Agency requesting checklist:

City of Enumclaw, 1309 Myrtle Avenue, Enumclaw, WA 98022

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

CCCMHC anticipates that the Comprehensive Plan Amendment & Rezone, if approved, will occur in late 2021. The intent is to incorporate the MacGregor property into the Crystal Mountain Manufactured Housing Community (“Senior Community”) (formerly known as the Work Manufactured Home Park). The Senior Community surrounds the McGregor Property on the west, north and east. The former Work property is referred to in this checklist as the larger property.

It is anticipated that the subsequent development project will follow the Comprehensive Plan amendment and rezone.

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

None at this time. The subsequent development project is anticipated to be completed in one phase.

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

The following studies have been prepared for the Senior Community, including the MacGregor property:

1. **SEPA Checklist - Prepared by Atwell LLC dated December 18, 2020.**
2. **Traffic Impact Analysis - Prepared by Gibson Traffic Consultants dated April 2013 (updated 10/23/20)**
3. **Intersection Control Evaluation – Prepared by Gibson Traffic Consultants dated October 23, 2020**
4. **Critical Areas Report- Prepared by Sewall Wetland Consultants dated January 17, 2011**
5. **Critical Areas Addendum- Prepared by Sewall Wetland Consultants dated December 03, 2012**
6. **Critical Areas Addendum- Prepared by Sewall Wetland Consultants dated February 11, 2019**
7. **Geotechnical Engineering Report - Prepared by Georesources, LLC dated September 10, 2012**
8. **Addendum to Geotechnical Engineering Report by Georesources, LLC dated August 1, 2013**
9. **Cultural Resources Assessment – Prepared by Drayton Archeology, Updated October 16, 2020**
10. **Hydrogeological Report by Associated Earth Sciences revised October 9, 2015**
11. **Geotechnical Report – Prepared by Associated Earth Sciences – Currently being completed, and will be provided when complete.**

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.

Yes, a MHP Site Plan Approval is currently pending for the Senior Community (not including the MacGregor property); see response to Question 10. CCCMHC has already submitted permit applications for the MHP Site Plan Approval; it is our understanding that the City of Enumclaw will not require re-submission of those applications for the MacGregor Property if the Comprehensive Plan Amendment & Rezone is approved; rather, permitting for the MHP Site Plan Approval will be contingent upon the approval of the Comprehensive Plan Amendment & Rezone.

It is assumed that there are other project proposals in the vicinity of the subject property, however, none of them is anticipated to have an effect this proposal or vice versa.

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

Following the Comprehensive Plan Amendment & Rezone, if approved, the City of Enumclaw has indicated that there are several other approvals and permits required above and beyond this SEPA submittal. To our knowledge, they are as follows:

1. ***MHP Site Plan Approval***
2. ***Engineering Construction Plan Review***
3. ***Forest Practices Permit***
4. ***NPDES General Construction Permit***
5. ***Right-of-way Permits (City of Enumclaw & WSDOT)***
6. ***Land Disturbing Activity (LDA) Permit***
7. ***Building & Demolition permits***

As stated above in response to Question 9, the City of Enumclaw has indicated that the above-listed permits will not need to be re-submitted for the MacGregor Property.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is for a Comprehensive Plan Amendment & Rezone relating to a parcel of land -- the MacGregor Property, which contains 0.87 acres. It would redesignate the property from Single Family Residential to Mixed Density Residential and rezone it from R-2 – to RMHP. Following the Comprehensive Plan Amendment & Rezone, if approved, the subsequent development project will, in combination with the adjoining property, obtain a MHP Site Plan Approval for a 129 unit senior residential manufactured home community, including all necessary infrastructure to support the project.

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 location of the proposal is in section 19, Township 20 North, Range 7 East on the north side of SR-410. The subject property lies between an existing city public works property (i.e. water tower) and a King County Park (i.e. Archery Range), on the opposite side of SR-410 as the Enumclaw Golf Course. Specifically, the legal descriptions for subject property is attached as Exhibit 1. A vicinity map is included as Exhibit 2.

B. Environmental Elements

1. Earth

- a. General description of the site:

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

The MacGregor Property is flat, rolling, and with some steeper slopes located along SR410. If the Comprehensive Plan Amendment & Rezone is approved, the larger site as a whole will likewise contain a mixture of flat, rolling and hilly terrain.

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

The MacGregor property is generally less than 25% slopes with the exception of a 2:1 steep slope along the frontage of SR410 in the existing conditions. In the proposed development, the slopes are generally less than 25% in the MacGregor property.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The majority of the MacGregor Property (as well as the larger site) is comprised of outwash materials that are free-draining.

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

None have been observed. There are no surface indications of unstable soils.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The Comprehensive Plan Amendment & Rezone itself will not require any filling, excavation, or grading. However, the subsequent development project that the Comprehensive Plan Amendment & Rezone will implement will require such activities.

Grading for the subsequent development project is proposed to accommodate the creation of individual manufactured home sites, common areas and other associated infrastructure necessary to support the Senior Community. The MacGregor Property in combination with the adjoining land will result in approximately 1,109,307.94 square feet (25.47 acres) of the subject property being disturbed by construction activities. The approximate quantity of earthwork operations are currently designed to result in a balanced earthwork condition. As such, the subsequent development project anticipates earthwork operations to include approximately 100,000 cubic yards of cut and 150,000 cubic yards of fill, strippings will utilized to balance the site in non-structural fill areas north of the major development, see overall grading plan C200.

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

The Comprehensive Plan Amendment & Rezone itself will not require any clearing, construction, or use and as such will not result in any erosion. However, the subsequent development project that the Comprehensive Plan Amendment & Rezone will implement will require such activities.

Due to the climate, all earth disturbing activities in the Pacific Northwest have the potential for erosion. The subsequent development project discussed here is no exception, although the underlying soils are of a porous nature and very little erosion is anticipated. For those areas where it may occur, we will employ the best management practices that are described in the Composite Utility Plan prepared for this submittal.

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

If the Comprehensive Plan Amendment & Rezone Application is approved, the proposed subsequent development project (including the MacGregor Property) will consist of approximately 512,000 square feet or 11.8 Acres of impervious surfaces. This represents approximately 27% of the combined properties.

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

Following approval of the Comprehensive Plan Amendment & Rezone Application, the use of commonly accepted Best Management Practices (BMPs) will be used during construction of the subsequent development project to reduce or control erosion. While not inclusive, a list of some of the practices that will be employed include: cover practices, textured treatment of slope areas, high visibility fencing, silt fencing, strategic/incremental disturbance, straw wattles, catch basin protection, and sedimentation basins.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The Comprehensive Plan Amendment & Rezone Application, if approved, will not result in any emissions to the air.

During construction for the subsequent development project, the opportunity will exist for dusty conditions due to site development activities. However, this situation will be temporary in nature and be mitigated with the use of water trucks to minimize the amount of airborne particles.

Post construction, ambient and intermittent emissions could result during certain times from the use of resident automobiles or routine equipment associated with landscape maintenance.

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

None to our knowledge.

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

The Comprehensive Plan Amendment & Rezone Application, if approved, will not result in any emissions to the air.

If construction dust presents itself as a concern during construction of the subsequent development project, we anticipate the use of water trucks or reduced disturbance of construction areas.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

As part of the Work Site Plan Approval, LUA2017-0016, a Critical Areas Study was prepared and subsequently updated as required by the associated Mitigated Determination of Nonsignificance. The study, prepared by Sewall Wetland Consultants, dated January 20, 2011 (with December 2012 and February 2019 update documents) has indicated two areas of wetlands on the larger property.

In addition, King County sensitive areas maps show the presence of obscure seasonal drainages, but no evidence of these features was noted during the site investigation.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The Comprehensive Plan Amendment & Rezone Application, if approved, will not require any work over, in, or adjacent to any sensitive areas.

With respect to the subsequent development project, no physical work is anticipated within a sensitive area as. However, measures are being taken to protect these sensitive areas and their respective buffers. The preliminary engineering plans prepared for the subsequent development project fully depict the presence of these areas and the proposed buffers. Refer to the Grading and Drainage Plans as well as Erosion Control Plans for information related to the buffer protection measures.

- 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.

None. No physical work is anticipated within a sensitive area (i.e. surface water or wetlands) as a part of the Comprehensive Plan Amendment & Rezone, if approved, or the subsequent development project.

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

No. Neither the Comprehensive Plan Amendment & Rezone, if approved, nor the subsequent development project will require surface water withdrawal or diversions. No work is being conducted within the sensitive areas.

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

Neither the MacGregor Property nor the larger property site lies within the 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 untreated discharges are proposed as part of the proposed Comprehensive Plan Amendment & Rezone or the subsequent development project.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn with the Comprehensive Plan Amendment & Rezone, if approved, or with the subsequent development project; and existing wells will be decommissioned as part of the subsequent development project.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No septic tanks, leach fields or sand filters are proposed with this Comprehensive Plan Amendment & Rezone Application, or with the subsequent development project. If the Comprehensive Plan Amendment & Rezone Application is approved, all domestic sanitary sewerage created by the subsequent development project will be collected per Uniform Plumbing Code, on-site, and delivered by gravity to the City of Enumclaw municipal sanitary sewer collection system extended to the property from Mountain View Drive, again by gravity. The existing septic system(s) that support the plumbing for the existing farmhouse and cottage on the MacGregor Property will be retired and decommissioned to DOE requirements.

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.

Runoff on this site is primarily from rainfall. The City of Enumclaw, however, periodically drains their water system which, due to natural drainage patterns, discharges to this property. A collection pipe has been provided for this potential off-site discharge which discharges to Wetland A per the natural drainage pattern.

Collection of rainwater on the site following development will be by downspout collection for roof drainage from each unit, catchbasins for roadway, driveway and sidewalk drainage, and smaller area drains for general landscape drainage. The system will consist of four storm retention facilities located to recharge the aquifer. Pavement drainage will be pre-treated per the Stormwater Management Manual for Western Washington 2019 prior to infiltration. Pre-treatment will be by means of Contech

stormwater vaults. Retention is provided by large diameter corrugated aluminized metal pipes in drain rock. Infiltration rates were investigated by AES as part of the site geotechnical investigation at the location of the proposed facilities. The facilities have been sized using the Western Washington Hydrology Model, 2012 for full infiltration. (See Preliminary Stormwater Pollution Prevention Plan (SWPPP))

One basin on the North end of the larger property will be discharged after pre-treatment to Wetland B in order to maintain the natural hydrology to that wetland that will be cut off by the development. Several roof drains are also being connected to the off-site collection pipe to maintain hydrology to Wetland A, also located on the larger property.

With the proposed retention, the potential discharge from the property is greatly diminished. Overflows will be provided for the retention system at elevations that allow for surcharging the system without flooding the property and preventing inadvertent discharges from the property.

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

Waste materials will not enter ground or surface water as a consequence of the Comprehensive Plan Amendment & Rezone. With the subsequent development project, it is possible, but unlikely. As the project stands, no sources of potential waste materials are known at this time. However, this proposal offers the safety of storm facilities designed to a very high standard (the DOE 2019 Stormwater Management Manual for Western Washington).

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

The general drainage patterns within the subject property and the larger property will continue to function as they have historically occurred.

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

None are associated with the Comprehensive Plan Amendment & Rezone. For the subsequent development project, distribution of stormwater facilities throughout the property are intended to maintain existing drainage patterns. The proposed outfalls to the existing wetlands are intended to maintain hydrology to the wetlands without increasing discharge from the property. The proposed retention facilities will mimic the existing forested hydrology by retaining most of the stormwater on site.

4. Plants :

- a. Check the 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

- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

For clarity, the vegetation checked above are found on the larger property. Only Douglas fir trees, shrubs, and grass are found on the MacGregor Property.

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

No vegetation will be removed as part of the Comprehensive Plan Amendment & Rezone Application. However, if approved, all of the above types of vegetation will be removed as part of the subsequent development project (except the wetland vegetation). As replacement, a significant amount of landscaping will be installed within the common areas, along streets and within required buffers.

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

There are no known threatened or endangered species on the MacGregor Property or on the larger site of the subsequent development project.

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

If the Comprehensive Plan Amendment & Rezone is approved, the MacGregor Property will be rezoned to RMHP. If approved, the plans for the subsequent development project include a perimeter buffer along the property frontage and along the perimeter of the property, which is in accordance with the development standards for the RMHP zone set forth in the Enumclaw code (Section 18.16.040). In addition, a preliminary landscape plan has been developed for the subsequent development project that includes an extensive use of landscaping throughout the proposed development. Special emphasis has been given to plants that are native/naturalized to the northwest climate and specifically, a higher than-normal rainfall found in Washington foothills will be employed.

CCCMHC is open to a collaborative approach with the City of Enumclaw to retain existing vegetation around the perimeter, in areas of no disturbance, and re-vegetation landscaping of particular species.

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

There are no known noxious weeds on the MacGregor Property or on the larger site of the subsequent development project.

5. Animals:

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

Examples include:

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

Birds, song birds, deer, elk are known to exist within the MacGregor Property and on the larger site of the subsequent development project.

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

Along the river and creek systems in the vicinity of the MacGregor Property and the larger site of the subsequent development project (i.e. river systems that are a substantial distance from the site), there are salmon species that are threatened. However, in the immediate vicinity, there are no known threatened or endangered species. If the Comprehensive Plan Amendment & Rezone is approved, CCCMHC notes that the subsequent development project does not propose any discharge to those systems.

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

The general area of the site is within the Pacific Flyway, a broad migratory corridor that extends from Alaska to Central America and is used by waterfowl, eagles, hawks, falcons, songbirds, sandhill cranes, and shorebirds (WDFW, Management Recommendations for Washington's Priority Species, Volume IV: Birds).

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

No specific measures are being taken to enhance wildlife. However, the retention of the large mass of mature trees is considered to prime habitat for small animals and birds. In addition, the set-aside areas for the wetlands and their respective buffers are considered preservation of prime habitat area.

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

There are no known invasive animal species within the MacGregor Property or the larger site of the subsequent development project.

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.

No energy will be used as part of the Comprehensive Plan Amendment & Rezone, if approved. As part of the subsequent development project, electric power will be used at the individual residences and for common area lighting. No other means of energy consumption are contently under consideration. Unit identification lighting will be provided with solar lighting.

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

To our knowledge, the potential use of solar energy will not be impacted as a result of the implementation of the Comprehensive Plan Amendment & Rezone, if approved, or as a result of the implementation of the subsequent development project.

Given the location at the base of the Cascade Foothills and prevailing climatic conditions in the area, it is unlikely that panels would be considered as a cost-effective nor sensible aberrative power solution.

- 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:

No energy conservation features are included or needed as part of the Comprehensive Plan Amendment & Rezone, if approved. For the subsequent development project, the residential structures proposed will be constructed in accordance with the latest energy code, and low-wattage bulbs will be utilized in fixtures. In addition, street lighting will be provided for safety reasons but the common areas will not be over-lit. The latest cost and energy efficient technology will be utilized as part of the project (whose structure will be under separate permit).

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.

There will be no environmental health hazards associated with the Comprehensive Plan Amendment & Rezone, if approved. With respect to the subsequent development project, other than standard hazards associated with any construction, we are not aware of any specific hazards the project would encounter.

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

There are no known contaminations of the MacGregor Property or the larger site of the subsequent development project. However, given that area has historically been used for mining and forest practices, there is some potential of isolated contamination with the area.

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

There are no known hazardous chemical/conditions within the MacGregor Property or the larger site of the subsequent development project.

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

No toxic or hazardous chemicals will be stored, used, or produced as a result of the Comprehensive Plan Amendment & Rezone, if approved. As for the subsequent development project, aside from the possibility of herbicides, there will be no toxic or hazardous chemical used during its implementation.

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

No special emergency services are anticipated to be necessary as a result of the Comprehensive Plan Amendment & Rezone, if approved, or of the subsequent development project. Standard fire and police protection are currently provided and no change is necessarily foreseen.

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

No extraordinary measures are proposed other than standard safety that is employed in construction practices.

b. Noise

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

Noise will not affect the Comprehensive Plan Amendment & Rezone, if approved. As for the subsequent development project, there are no known noises in the area that would prohibit normal enjoyment of a residence. While it is fully anticipated that ambient noise levels will be audible from some of the adjacent mining uses (to our knowledge, those uses are currently limited to aggregate production), it is not anticipated to impact the subsequent development project greater than the surrounding uses. It is likely that any occupant would be fully aware of the adjacent use prior to purchase of a residence.

- 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.

No noise will be created by or associated with the Comprehensive Plan Amendment & Rezone, if approved. As for the subsequent development project, standard noise levels associated with construction will be encountered while construction is underway. The hours of construction will be limited to those set by ordinance by the City of Enumclaw. On a long-term basis, the manufactured or modular nature of the housing would create noise typical of senior housing.

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

There are no extraordinary measures, other than adhering to the standard hours of construction, proposed during the implementation of the subsequent development project.

8. Land and Shoreline Use:

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Currently on the MacGregor Property are a farmhouse, a cottage, and two accessory structures (a quasi-carport structure and a shed); the cottage is unoccupied, and the farmhouse is occupied by a renter. The renter is aware of the subsequent development project and is aware that they will need to vacate the farmhouse in the near future, potentially in May 2021. CCCMHC plans to raise the foundation of the farmhouse and convert it into a Manager's residence and / or office. The cottage and accessory structures will be demolished as part of

the subsequent development project. The surrounding property is currently vacant but is planned for development of the Senior Community. If the Comprehensive Plan Amendment & Rezone Application is approved, the MacGregor Property will be incorporated into the Senior Community. The Comprehensive Plan Amendment & Rezone will not affect current land uses on nearby or adjacent properties, except to allow implementation of the subsequent development project. The property to the west, east and south of the Senior Community are public lands (City and County).

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

Neither the MacGregor Property nor the larger site of the subsequent development project has been used as working farmlands or working forest lands.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Since neither the MacGregor Property nor the larger site of the subsequent development project are not considered work farms or working forest lands, there will be no impacts on business operations.

- c. Describe any structures on the site.

There are two existing homes and two accessory structures (a quasi-carport structure and a shed) on the MacGregor Property.

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

One of the existing homes on the MacGregor Property may be relocated (including raising the foundation to meet the grading plan) and used as the site office and / or manager's residence. All the remaining structures will be removed from the property as part of the subsequent development project.

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

The MacGregor Property is currently zoned Residential 2. If the Comprehensive Plan Amendment & Rezone Application is approved, it will be rezoned to be consistent with the remainder of the Senior Community (i.e. RMHP – Residential Mobile Home Park District).

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

The MacGregor Property is currently designated for single family residential. If the Comprehensive Plan Amendment & Rezone Application is approved, it will be amended to be consistent with the remainder of the Senior Community (i.e. Mixed Use Residential)

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

Not applicable. The MacGregor Property does not contain any shoreline; nor does the larger site of the subsequent development project.

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

None of the MacGregor Property has been classified as critical area by the City . The larger property contains two wetlands. See the Critical Areas Report and Addenda, Sewall Wetland Consultants, January 17, 2011, December 03, 2012 and February 11, 2019.

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

If the Comprehensive Plan Amendment & Rezone Application is approved, and the subsequent development project is completed, based on an average density of two people per unit, all totaled there would be roughly 256 people living in the development. Of this total, six (6) lots are located on the MacGregor Property. Five (5) of those lots will be used for mobile homes, and one of those lots will be used for the Manager's residence / office. At two people per MH unit, this would generate 10 people; it is likely that one to two people would reside in and/or work in the Manager's residence.

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

No people would be displaced as a result of the Comprehensive Plan Amendment & Rezone, if approved. The current renters of the farmhouse located on the MacGregor property will be displaced as a result of the subsequent development project, but those renters are aware that they will be required to vacate that residence in or around May 2021.

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

None aside from notifying the current renters of the farmhouse on the MacGregor property of the subsequent development project and the need to vacate in or around May 2021; this notice has been provided to the renters already. The farmhouse will eventually be occupied by the manager of the Senior Community either as the manager's residence and/or office.

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

With the Comprehensive Plan Amendment & Rezone, if approved, the single family parcel (the MacGregor Property) will be consistent with the approved Senior Community on the surrounding property and consistent with the City's zoning and comprehensive land use designations.

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

There are no anticipated impacts to agricultural and/or forest lands. There are no agricultural or forest lands of long – term commercial significance within the City of Enumclaw.

9. Housing:

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

No housing units will be provided by the Comprehensive Plan Amendment & Rezone itself, if approved. However, with the subsequent development project, it is estimated that approximately 129 new low to middle income residences (six of which are located on the MacGregor Property – five MH residences and potentially one manager’s residence) will be provided. Typically the manufactured home communities are considered lower income housing. However, there is a growing sector of the population that coincides with the retired demographic whereby they seek respectable housing in both northern and southern climates, allowing them to seek warmth in the winter, and still reside where their roots lie (Enumclaw, Western Washington, or other close by jurisdictions). Correspondingly, the residents may or may not be “low income”, but the project will offer market-rate affordable choices for the population.

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

No housing units would be eliminated by the Comprehensive Plan Amendment & Rezone, if approved. However, with the subsequent development project, one housing unit, the cottage currently located on the MacGregor Property, will be eliminated. The other housing unit on the MacGregor Property, the farmhouse, is in good condition and is middle income housing currently occupied by renters. The farmhouse is under consideration to be relocated and serve as the park’s office and / or manager’s residence.

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

If the Comprehensive Plan Amendment & Rezone Application is approved, then with the subsequent development project, any visual impact will be minimized with the preservation and protection of sensitive areas and dense tree cover in mature areas of the site. In addition, the required perimeter buffer, envisioned to be comprised of existing mature vegetation, would provide additional screening. The development project is not expected to create any adverse housing impacts as the vacancy rate for manufactured housing is lower than any other type of housing stock in the City of Enumclaw, indicating that the housing type is very much in demand.

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 structures are proposed with the Comprehensive Plan Amendment & Rezone, if approved. With respect to the subsequent development project, no structure will exceed the maximum height specified by ordinance within the RMHP zone. Exact building heights are not yet known though most are anticipated to be a single story. The available models for placement in this park will be closely controlled by the owner to create a harmonious architectural character in the proposed park.

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

No views will be altered or obstructed with the Comprehensive Plan Amendment & Rezone, if approved. With respect to the subsequent development project, we do not expect any views to be altered or obstructed as the homes will have a low profile and the property is backed by thick forest.

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

We do not expect that the Comprehensive Plan Amendment & Rezone, if approved, or the subsequent development project will create aesthetic impacts. Further, extensive use of landscaping both on the frontage and throughout will be implemented with the subsequent development project.

11. Light and Glare:

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

No light or glare will be produced by the Comprehensive Plan Amendment & Rezone, if approved. With respect to the subsequent development project, ambient light emission will occur with the construction of residences, but the project will employ light shields on appropriate fixtures where appropriate to prevent excessive amounts of light.

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

No light or glare will be produced by the Comprehensive Plan Amendment & Rezone, if approved. With respect to the subsequent development project, no light or glare from the finished project would, to our knowledge be a safety hazard or interfere with views.

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

No off-site sources of light or glare could affect the Comprehensive Plan Amendment & Rezone, if approved. With respect to the subsequent development project, although it is some distance away, the stadium lighting at the Enumclaw Expo Center may be seen from the project site. It is not anticipated to be a substantial detraction.

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

As noted above, with respect to the subsequent development project, cut-off shields will be employed on any light fixtures that light the roadways.

12. Recreation:

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

Within a 0.5 mile radius, the following recreational facilities are currently in place for use by many:

- ***Ellenson Park***
- ***Enumclaw Expo Center***
- ***Enumclaw Golf Course***
- ***Enumclaw County Park***
- ***Enumclaw Sportsman's Park***

A little further from the project is located the following amenities:

- ***Bike Course Park***
- ***MacFarland Park***
- ***Enumclaw Pipeline Trail***
- ***Mud Mountain Dam***

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

No recreational uses of which we are aware would be displaced by either the Comprehensive Plan Amendment & Rezone, if approved, or the subsequent development project. Instead, the subsequent development project, which will be implemented by the Comprehensive Plan Amendment & Rezone, if approved, holds the likelihood that adjacent recreation facilities will be more frequently enjoyed.

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

None are proposed. However, the common areas that are envisioned under the subsequent development project, which will be implemented by the Comprehensive Plan Amendment & Rezone, if approved, would have passive and some active recreation areas.

13. Historic and cultural preservation:

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Not to our knowledge.

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

Not to our knowledge.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable.

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

Not applicable.

14. Transportation:

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

State Route 410 will serve as the primary access point for the subsequent development project, which will be implemented by the Comprehensive Plan Amendment & Rezone, if approved. The internal road system within the subsequent development project will be private park roads, as opposed to a public road, which will be more maintenance-intensive streets.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There are no transit stops in close proximity to the site on SR-410.

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

No existing parking spaces would be eliminated under the Comprehensive Plan Amendment & Rezone, if approved, or under the subsequent development project. With respect to the subsequent development project, the required amount of spaces for each residence has been provided, as well as additional guest spaces. Each residence will have an attached or detached garage. In addition, on the larger property there will be 41 guest spaces dispersed along the common areas, 4,800 sf of RV/boat parking space, and additional parking along one side of the interior streets.

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

No new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities will be required by the Comprehensive Plan Amendment & Rezone, if approved. With the subsequent development project, however, a network of private park streets is proposed to be developed. Two access points (one that serves everyday use, and one that bars entry from all but emergency services) are proposed along SR-410. Public improvements for the channelization on SR-410 are currently being coordinated with the City of Enumclaw and Washington State Department of Transportation.

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

Not applicable for the Comprehensive Plan Amendment & Rezone Application; however, if approved, then for the subsequent development project, shuttles will be used to transfer residents into the Auburn or Sumner valleys for use of the Sounder Train. It is unclear if any of the potential residents will utilize the local airport for personal travel by small plane.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Please refer to the attached copy of the traffic Transportation Impact Analysis prepared by Gibson Traffic Consultants, dated February 2013 (Updated October 2020). It has been attached as part of this submittal.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not to our knowledge.

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

The overall anticipated traffic impacts will be minimal, as is evidenced by the Traffic Impact Analysis to not create transportation problems. Where, and if appropriate, transportation impact fees will be paid in accordance with Enumclaw ordinances. As noted above, required channelization and safety measures will be implemented in order to ensure public safety and welfare while delivering residents and guests to and from the site in a safe and efficient manner.

15. Public Services:

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

No increased need for the Comprehensive Plan Amendment & Rezone, if approved. With respect to the subsequent development project, a commensurate level of increased services would be needed for the additional residences,.

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

None are proposed, except for normal taxation on new structures in connection with the subsequent development project. However, the construction of a water booster station to serve Zone 1013 as well as normal impact, capital facilities charges, and/or connection fees are anticipated to fully mitigate any impacts to the city systems, including the newly upgraded sanitary sewer treatment facility.

16. Utilities:

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

Electricity, water, refuse service, sanitary sewer and dry utilities.

- 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 utilities are proposed or required for the Comprehensive Plan Amendment & Rezone, if approved. With respect to the subsequent development project, as part of our construction activities, we will construct a water booster station to serve Zone 1013. A franchise utility trench will be used for


household utilities other than water and sewer. The utilities and their respective purveyors are as follows:

- **Telephone-still being negotiated, but potentially Qwest**
- **Cable Television-Comcast**
- **Electric Power-Puget Sound Energy**

In addition, water, sewer, storm drainage, and refuse/recycling are all provided by the City of Enumclaw. These facilities will comprise much of the infrastructure construction shown on the attached plans.

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: Brady Berry  Digitally signed by Brady Berry
DN: E=bberry@atwell-group.com,
CN=Brady Berry, O="Atwell, LLC",
L=Southfield, S=Michigan, C=US
Date: 2021.01.15 15:05:29-0800'

Name of signee Brady Berry, PE

Position and Agency/Organization Atwell, LLC

Date Submitted: December 18, 2020

**Comprehensive Plan Amendment & Rezone Application (CC - Crystal Mountain MHC, LLC)
SEPA Checklist - Exhibit 1**

Exhibit 1
Legal Description

The Land referred to herein below is situated in the County of King, State of Washington, and is described as follows:

PARCEL A:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON; RUNNING THENCE WEST 264 FEET; THENCE SOUTH 80 FEET, MORE OR LESS, TO THE NORTH SIDE OF COUNTY ROAD; THENCE SOUTHEASTERLY TO THE EAST LINE OF SAID SECTION TO A POINT 110 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 110 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

PARCEL B:

THE SOUTH 40 FEET OF THE EAST 264 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL C:

THE SOUTH 40 FEET OF THE WEST 20 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL D:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ALONG THE WEST 16 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 7 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTH OF PRIMARY STATE HIGHWAY NO. 5, ACCORDING TO THE PLAT MAP RECORDED UNDER RECORDING NO. 4440757, RECORDS OF KING COUNTY, WASHINGTON.

Comprehensive Plan Amendment & Rezone Application (CC - Crystal Mountain MHC, LLC)
SEPA Checklist - Exhibit 2

