

**SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES
ENVIRONMENTAL CHECKLIST**

Purpose of Checklist:

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

Instructions for Applicants:

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

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

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

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

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENT SHEET FOR NON-PROJECT ACTIONS (part D). For non-project 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.

TO BE COMPLETED BY APPLICANT EVALUATION FOR

AGENCY USE ONLY

A. BACKGROUND

1. Name of proposed project, if applicable: MXGP Motorcycle Race Track

2. Name of applicant: MXGP, Inc.

PFN: 06 102142 000 00 LU MXGP Motorcross Park
Received - 02/08/2006



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

MXGP, Inc.
11411 NE 116th Place, Kirkland WA. 98034

Gary Strode 206-423-0598

4. Date checklist prepared: January 23, 2006**5. Agency requesting checklist:**

Snohomish County Department of Planning and Development Services

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

Begin Phase 1 construction - March 1, 2006

Complete Phase 1 - *October 30, 2006*

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

Begin Phase 2 construction - March, 2013

Complete Phase 2 - *October 30, 2013*

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

Noise Report dated 1/2006

Traffic Report dated 1/19/2006

Drainage Report, downstream analysis & erosion risk assessment dated 1/24/2006

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.

This property is currently a gravel mine and dirt fill site operated by Rinker Materials. Rinker Materials will continue to operate this pit until completion of Phase 2 of our project. Rinker Materials currently and will continue to operate this mine as a grandfathered nonconforming use operation. Rinker's reclamation plan with the DNR to reclaim this pit matches our plan and the end use of the property to be used as a racetrack.

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

Commercial Conditional Use permit, Grading & Drainage permit

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

This is a motorcycle riding and racing facility. Weekdays and most weekends the park will be used for recreational riding. Six days a week the park will be open to all user groups. Each user group consists of all age groups, whether they are beginners, advanced riders, or atv's. Thousands of riders will use the park annually. During the peak season, we may have 100 riders per day. Also held at the park will be large race events with a few hundred riders participating. There will be three tracks constructed. Phase 1 will have a kids track, a beginners track (for multi use) and the main race track. We will be grooming and making small changes to the layout and design frequently. Ongoing grading operations will be contained within the subject drainage basin by means of the created 25' high berm. There will be no down stream erosion due to ongoing grading activities for the race track.

65% of the site will be used after construction for the facility's phase 1. Rinker will continue its operation on the remainder of the property until completion of phase 2. The two businesses will be kept separate only sharing access roads. For access to the race track the current two lane asphalt road off of Yew Way will be used. The entrance to the park will be a 36' wide gravel drive accessing the large parking area. There will be eighty four (84) parking stalls, four (4) HC parking stalls and eighteen (18) large stalls to accommodate oversized campers and motor homes. Temporary restroom facilities will be provided with two (2) HC stalls cleaned and maintained weekly. Additional cleaning on event weekends will be provided when needed. Temporary buildings will be placed or constructed on site for registration of riders and use of track officials to oversee the track. On race event weekends an AM radio band will be used for public address and announcements eliminating the need for loud speakers. Lighting will be used in the parking areas and upon completion of phase 2's indoor facility.

Storm water and run off from the parking areas and the track will be directed to the storm water quality pond. The pond provides over 30,000 cubic feet of dead storage treatment prior to entering the on-site infiltration trench systems. The Phase 2 tent runoff will be collected directly into the infiltration trench surrounding its perimeter. All other areas potentially producing surface water within the development, except the vegetated outer slopes of the berm, will be contained and infiltrated directly within the 25' high berm's perimeter.

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.

19000 Yew Way, Snohomish, WA 98296 (Portions of Sec. 18, T 27 N, R 6 E, WM)
Site is currently known as Rinker's Maltby pit. Legal description and site plan is attached.

B. ENVIRONMENTAL ELEMENTS**1. Earth****a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.**

The southern half of the site is comprised of a series of flat terraces separated from each other by irregularly shaped slopes and walls up to approximately 50 percent slope. Elevations in this area range from approximately 453' to 423' above sea level. The terrain in the northern half of the site is very irregular, sloping downward in a northwesterly direction. Elevations in this area range from approximately 420' to 300' above sea level. Several ponds are located in the northern half of the site, the largest of which has a surface area of over 15,000 square feet (0.34 acre).

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

Several areas on the site have near vertical (100 percent) slopes.

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 are generally gravel and sand, with some cobbles and small boulders. Other wise described as Alderwood gravelly sandy loam (hydrologic group 'C') Alderwood-Everett (hydrologic group 'B') and Pits (hydrologic group 'B') per the Snohomish County Soil Survey.

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

No. The area has been heavily disturbed by past gravel mining activities.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Phase 1 is estimated to have approximately 320,000 CY's of cut, 520,000 CY's fill (requiring approximately 200,000 of import material)

Phase 2 is estimated to have approximately 0 CY's of cut, 700,000 CY's fill (requiring approximately 700,000 of import material)

The Total for both phases has been estimated at approximately 320,000 CY's of cut, 1,220,000 CY's fill (requiring approximately 900,000 of import material)

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

Given the existing ground elevations on the property, and existing settling pond system, we do not expect substantial quantities of soil to be eroded or transported off-site. Areas not being directed to sediment ponds will be protected by silt fence, straw bales and other protective measures.

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

We estimate approximately 4 percent (2 acres) of the total site will be covered with impervious surfaces after construction is complete phase 1 and approximately 3 percent (1.4 acres) of the total site will be covered with impervious surfaces after construction is complete for phase 2.

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

We will implement appropriate erosion control best management practices (BMP's) to reduce and control erosion on site. See "Targeted" Plan.

2. Air

a. What types of emissions to the air would result from the proposal (i.e.: dust, automobile odors, industrial wood smoke) during construction and when the project is completed? If any, describe and give approximate quantities if known.

During construction, exhaust from earthmoving equipment, electrical generators, and air compressors would be released to the air. Dust may be generated during onsite grading operations and by construction vehicles moving around the site.

During operation, the primary emission to the air would be engine exhaust from motorcycles and other vehicles traveling to and from the site. During dry conditions, motorcycles and vehicles moving around the site may also generate dust.

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

None known.

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

- All construction equipment will be kept in good working order and will be fitted with standard exhaust systems.
- During construction, disturbed areas will be sprayed with water as necessary to keep dust to a minimum.
- All motorcycles will be required to have fully functioning exhaust systems.

3. Water

a. Surface

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

Five ponds are located in the northern half of the site, the ponds range in size from approximately 2,500 square feet (less than 1/10th of an acre) to over 15,000 square feet (0.34 acre). These ponds are manmade settling ponds. The settling ponds generally infiltrate. After settling out the sediments the clean water eventually makes its way to the nearest stream, Evan's Creek is located approximately ¼ mile northwest of the project site. The stream is a tributary to the Snohomish River.

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.

Yes fill will slope down to the edge of the sediment ponds. The settling ponds will remain to capture any run off from the entrance road and side hills of the project. All of the storm water from the track, parking areas, track maintenance and grading activities will drain into the new storm water system explained further in section 3c below.

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.

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

None.

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

No.

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.

None.

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.

No.

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 waste material of any kind would be discharged into the ground.

c. Water Runoff (including storm water):

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 from the parking lot will be directed to the storm water quality pond. The required water quality pond storage for the 6 month storm is 1,576 cubic feet. The proposed pond provides over 30,000 cubic feet of dead storage treatment (about 20 times the required storage volume) prior to entering the on-site infiltration trench systems. The Phase 2 tent runoff will be collected directly into the infiltration trench surrounding its perimeter. All other areas potentially producing surface water within the development, except the vegetated outer slopes of the berms, will be contained and infiltrated directly within the perimeter of the 25' high berm. See the "Targeted" Drainage report for additional information.

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

It is possible that small amounts of oil and/or gasoline could accidentally spill onto the ground but would not likely be transported to surface waters other than the water quality pond. The water quality pond is intended to treat runoff prior to infiltration in the onsite trenches.

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, mil foil, other

other types of vegetation: **weeds**

There is very little vegetation on the site due to the on going mining operations.

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

Small amounts of grass, weeds and small shrubs would be removed during site excavation and other earthwork activities.

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

No threatened or endangered species are known to be on or near the site

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

Landscaping will be incorporated into the site design in accordance with County requirements. See attached landscaping plan.

5. Animals

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

I have not observed any animal habitat on the site due to the on going mining operation. There are probably some small birds and other small animals in the trees surrounding the site.

Birds: hawk, heron, eagle, songbirds, other:

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.

N/A

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

No.

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

None are proposed.

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.

Gasoline is the primary fuel used by motorcycles and other vehicles on the site. Electricity will be used for inside structures and parking lot illumination.

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

No.

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:

N/A

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.

It is possible that very small amounts of oil and/or gasoline could accidentally spill onto the ground during refueling of motorcycles. Motorcycle operators typically transport and store gasoline in airtight containers that are very safe. Fire or explosion from ignited gasoline is highly unlikely, however, fire extinguisher stations will be provided in areas with fire potential

1) Describe special emergency services that might be required.

Motorcycle riding is an inherently risky activity. Occasionally a rider will be injured and require emergency medical services. On rare occasions, an injured rider may need to be transported to a hospital by helicopter.

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

None are required.

b. Noise

See attached SEPA noise.

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

None.

2) What types and levels of noise could 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.

During construction, earthmoving equipment, electrical generators, air compressors, and various types of power tools would create temporary and intermittent noise.

During operation of the facility, motorcycle engines of various sizes and power output would create varying levels and durations of noise. Noise levels would be highest during special events, when many motorcycles would be on the track at one time. See attached SEPA noise study.

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

The site will be a large amphitheater. A 25-foot high sound berm will be constructed 360 degrees around the track to control noise. See attached SEPA noise study.

8. Land and Shoreline Use

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

The current use of the site is a commercial gravel mining operation. To the north and entire north border is a recycle wood waste plant. To the north east is a gravel mining and retail operation and to the east is a gravel pit. To the south, south west corner and most of the west border is a nursery business. There is one house on the south east corner and a house on the north east corner bordering the property. There is a long history of mining and construction activities on and around the site.

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

No.

c. Describe any structures on the site.

The only structures on site include truck scales and a small office.

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

No

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

R-5

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

Unknown to us.

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

N/A.

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

No.

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

Approximately 30.

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

None.

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

N/A

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

The property is zoned R5 which is the proper zoning for a racetrack. The facility is designed to have minimal effect on surrounding property. The racetrack will sit 25 feet below the surrounding ground (berm) elevation to minimize noise impacts and visual impacts on surrounding properties.

9. Housing

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

N/A

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

N/A

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

N/A

10. Aesthetics**a. What is the tallest height of any proposed structure(s), not including antennas, what is the principal exterior building material(s) proposed?**

The tallest building on site will be the announcer's booth located near the start/finish line. The structure would be approximately 20 feet high it's tallest point.

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

The proposed project will not affect, alter, or obstruct any existing views.

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

The facility is designed to have minimal effect on surrounding property. The race track will sit 25 feet below the surrounding ground (berm) elevation to minimize noise impacts and visual impacts on surrounding properties.

11. Light and Glare**a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

During sunny days, some glare may reflect off of vehicles parked at the facility. During nighttime hours, security lighting may be noticeable to some surrounding properties.

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

No.

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

None.

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

None.

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

There are no parks, trails or other recreational facilities in the immediate vicinity of the site.

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

No.

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

The proposed project will provide an additional location in the Pacific Northwest for motorcycle enthusiasts to participate in one of the fastest growing and most exciting sports in the world.

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.

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

N/A

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

N/A

14. Transportation

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

A paved private access road located within easements has connection with Yew Way (public road) and then with 180th St SE to the north as well as 196th St SE to the south.

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

N/A

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

The completed project will have 60 parking spaces for normal sized vehicles and an additional 20 spaces for recreational vehicles and large trailers. Four disabled parking spaces will also be provided. There will be a total of 84 parking spaces.

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

No public road improvements are proposed. The access driveway will be modified in the area of the proposed berm to accommodate the elevation increase as shown on the 'Targeted' plans.

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

No.

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

The project will generate approximately 140 average weekday trips (ADT) at full occupancy. The project will generate approximately 25 new trips during the PM generator traffic peak hour.

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

Normal race events will not require traffic control. If we have an AMA national or other event that would exceed our normal capacity police protection and traffic control will be used.

15. Public Services

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

Occasionally a rider using the track will be injured and require emergency medical services. On rare occasions, an injured rider may need to be transported to a hospital by helicopter. During major race events, additional police protection and traffic control may be required.

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

None are proposed.

16. Utilities

Circle utilities currently available at the site:

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

Electrical outlets for RV hookups, 110 power and telephone to all portable buildings. Refuse service for garbage disposal.

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:



GARY STRODE PRES MXGP INC.

Date submitted:

02/08/2006