

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:
Proposal is Island Home Center & Lumber Addition & Remodel
2. Name of applicant:
Proponent is Earl Van Buskirk

3. Address and phone number of applicant and contact person:
Proponent is Earl Van Buskirk, PO Box 427, Vashon, WA 98070 (206) 463-5000
4. Date checklist prepared:
January 15, 2021
5. Agency requesting checklist:
King County DLS
6. Proposed timing or schedule (including phasing, if applicable):
Construction start targeted for Spring 2021-2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None as part of this Proposal
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Technical Informaton Report (TIR) for the original project that was completed in 2000 and an update to that TIR for the current project.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None.
10. List any government approvals or permits that will be needed for your proposal, if known.
SEPA Determination as part of the Building Permit and related Site Work
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.)
Proposal includes building alterations consisting of 14,208sf new retail space to an existing 23,748sf retail building including a 1,204sf rental shop plus a 5,414sf adjoining greenhouse (both unconditioned spaces) and related site work to revise parking & fire access
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 existing retail garden hardware store is located at 17633 97th Place SW (King County Assessor data states 9800 SW Bank Road as the address), at the intersection with SW Bank Road, on Vashon Island, King County,

Washington, S32-T23N-R3E. The development is located in the "Vashon Rural Town Plan Area" which is the primary commercial center of the island. (see attached site plan & project cover page.)

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

Site is currently developed with a home center and lumber yard with associated parking and landscaping.

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

The site is relatively flat with maximum slope in the parking areas being approximately 5%.

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.

Site, for the most part, is underlain by a uniform layer of medium dense to very dense silty sand with some gravel. Medium dense soils are suitable for the support of engineered loads designed for a maximum safe bearing capacity of 2,000 psf in compression and native undisturbed dense to very dense silty sand is suitable for 3,000 psf in compression (excerpt paraphrased from Geotechnical Report prepared by GN Northern, Inc., November 20, 1999).

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

There are no indications or history of unstable soils in the immediate vicinity.

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.

Affected areas are existing gravel, paved or landscaped areas converted to new building, relocated paved area new and/or relocated landscaped landscaped area.

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

Proposal does not anticipated any erosion with prescribed TESC-SWPPP practices in place.

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

Approximately 78 percent (78%) or a 1.4% increase of asphalt and buildings combined above current existing (see attached site plan exhibit).

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

Construction stage erosion will be minimized and controlled by implementing appropriate Best Management Practices (BMPs) designed in accordance with the current King County Surface Waer Design Manual & Washington State Department of Ecology guidelines. Re-establishing landscaping & final paving will control erosion afer construction.

2. Air [\[help\]](#)

- 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.

Typical emissions from earth moving, delivery vehicles, construction equipment material handling vehicles, quantities unknown.

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

None that we are aware of or anticipated

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

None are planned

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

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

The proposal has no natural surface water but existing improvements include a stormwater treatment facility constructed with the original construction in 2000.

- 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.

N/A

- 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.

N/A

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

N/A

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

Proposal does not lie within a 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.

Proposal will have no waste materials discharged to surface waters. Stormwater treatment facilities are in place & minor modifications, if any, will be designed in accordance with current stormwater standards.

b. Ground Water: [\[help\]](#)

- 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.

Proposal affected geographical area is served by Water District 19 that uses several wells and will use the water delivered for drinking water. There are no existing wells or proposed wells onsite for drinking water or any other purpose.

- 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.

Proposal waste water disposal (sanitary sewer) is collected by a public sewer system (Vashon Sewer District, King County) serving the immediate area around the development so no waste water will be disposed 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.

Proposal's source of runoff is rainfall onto the site. There is an existing bypass system that routes minor upstream runoff through the project site that will not be affected by this project. The site has an existing stormwater collection, storage & treatment system in place that will remain largely unchanged. After storage & treatment, runoff is currently routed to the public drainage system in SW Bank Road. The proposal will not change the point of discharge.

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

Proposal does not anticipate any waste materials to enter the ground or surface waters.

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

Proposal does not affect or alter existing drainage patterns in the vicinity of the site.

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

Affected geographic area is currently served by a combined stormwater detention/wetpond which provides flow mitigation & treatment. Low Impact Development (LID) BPMs will be implemented as appropriate per current King County standards.

4. **Plants** [\[help\]](#)

a. Check the 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
- 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

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

Proposal will remove & alter existing vegetation (parking lot ornamental landscape) to make room for new site improvements. New landscaping & related planted areas will be added to conform to King County zoning requirements in the amounts & types (i.e., trees, shrubs & ground covers) described in the Landscaping Plans.

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

There is no evidence of any threatened & endangered species known to be near the affected geographic area (reference contained within [KC Central Puget Sound Watershed, Vashon-Maury Island](#) website).

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

The proposal will add new landscaping & related planted areas that will conform to King County zoning requirements in the amounts & types (i.e., trees, shrubs & ground covers) are described in the Landscaping Plans.

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

There are no noxious weeds & invastive species known to be present in the affected geographic area.

5. **Animals** [\[help\]](#)

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 _____

The affected geographic area is a development located in the "Vashon Rural Town Plan Area" which is the primary commercial center of the island where wild animals are not present to any great extent. Vashon has a large

population of deer so it is probable that deer may wander into the Town Core area in early morning or late night hours but [species on the island](#) is not endangered or threatened. According to U.S. Fish & Wildlife Service, there are some threatened birds observed on Vashon but we could not find any specific sighting reports, just probability ([link to area-specific reports](#)). Bald Eagles are sighted on the island but nesting is not occurring on or nearby the property. Fish of any sort is not applicable the affected geographical area as the site is a safe distance away from Gorsuch Creek, according to NOAA StreamNet map.

- b. List any threatened and endangered species known to be on or near the site.
There is no evidence of any threatened & endangered species present in the affected geographic area.
- c. Is the site part of a migration route? If so, explain.
There is no evidence the affected geographic area is not part of a migration route for animals.
- d. Proposed measures to preserve or enhance wildlife, if any:
The affected geographic area is a development located in the "Vashon Rural Town Plan Area" which is the primary commercial center of the island so no measures to preserve or enhance wildlife are planned.
- e. List any invasive animal species known to be on or near the site.
There is no evidence of any invasive animal species present in the affected geographic area.

6. Energy and Natural Resources [\[help\]](#)

- 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.
Proposal will extend existing electrical & natural gas service to meet energy needs.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Proposal would not affect the potential use of solar energy by adjacent 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:
Proposal will change out aged existing HVAC rooftop equipment & install energy efficient Light Emitting Diode (LED) lighting as energy conservation measures.

7. Environmental Health [\[help\]](#)

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

The affected geographic area has no history of known or possible contamination from present or past uses (see Technical Information Report (TIR) prepared by Peterson Consulting Group, dated February 4, 2003) provided as part of the proposal.

- 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.
The affected geographic area of the proposal contains a natural gas service line that serves the site from SW Bank Road north of the site.
- 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.
Proposal includes relocation & continued use of an existing propane storage & tank as a refill dispensing source of propane for retail customers.
- 4) Describe special emergency services that might be required.
Proposal does not anticipate any special emergency services other than normal 911 emergency response provided by Vashon Island Fire & Rescue located nearby.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
Proposal will practice required federal, state & local operational standards to reduce and control environmental health hazards.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Proposal does not anticipate any existing noise in the area to affect the project.
- 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.
Proposal will generate short-term construction-related noise between the hours of 7:00am and 3:30pm weekdays.
- 3) Proposed measures to reduce or control noise impacts, if any:
Proposals expect to be required to adhere to local, state and federal guideline prescribed by Occupational Health & Safety Administration (OSHA) as they apply to construction noise.

8. Land and Shoreline Use [\[help\]](#)

- 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.
The Proposal's current use is as a retail establishment allow within the zoning of the parcel. Adjacent uses are similar with the exception of a residential zone east and south of the property

- 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?

The TIR report mentioned above, documents the historical use of the property as working farmlands and/or forests. This has been reviewed by the Agencies Having Jurisdiction (AHJ) for previous permits issued to the property owner.

- 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:

The Proposal's will not affect or be affected by surrounding working farm or forest land.

- c. Describe any structures on the site.

Existing structures on the site include an all steel pre-engineered lumber storage building, an approximately 27,000sf masonry & wood roof structure retail building & 2 small related accessory structures.

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

The Proposal will partially demolish the north wall of the existing retail building to make way for an addition to that building.

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

Community Business Planning Special Overlay (CB-P-SO)

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

King County Vashon-Maury Island Community Service Area.

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

The affected geographic area does not have shoreline master program designation.

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

The affected geographic area does not include a critical area classification.

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

N/A.

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

N/A.

- 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:

N/A.

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

N/A.

9. Housing [\[help\]](#)

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

Housing is not a part of this proposal so does not apply.

- 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 [\[help\]](#)

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

Proposal's maximum height of the masonry building will be just under 35-feet.

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

Proposal will not impact immediate vicinity views.

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

Proposal is compatible with existing jurisdictional approved structures.

11. Light and Glare [\[help\]](#)

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

Proposal will not alter light & glare produced by the existing conditions.

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

Proposal finished project light & glare will not be a safety hazard or interfere with views.

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

Proposal does not anticipate affects from existing offsite sources.

- d. Proposed measures to reduce or control light and glare impacts, if any:
Proposal added site lighting will be sharp cutoff luminaires to minimize glare impacts to the surrounding areas.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The affected geographic area does not have any designated or informal recreational opportunities in the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Proposal will not displace any existing recreational use.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A.

13. Historic and cultural preservation [\[help\]](#)

- 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.
The affected geographical area is within the Vashon "Rural Town – KCCP Land Use Designation boundary that includes several structures aged over 45 years, some of which are already on national, state or local preservation registers. One being "The Hardware Store" restaurant west of the property at the corner of SW Bank Road and Vashon Hwy SW.
- 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.
N/A.
- 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.
N/A.
- 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.
N/A.

14. Transportation [\[help\]](#)

- 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.

The affected geographic area is an existing development & the Proposal does not seek to alter the existing public streets and highways serving the site.

- 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?

Affected geographic area is not currently served by public transit but the Rural Town Core is by King County Metro Transit stop nearby the proposal.

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

Proposal does not add a significant amount of new parking to the completed project needed to meet County zoning requirements.

- 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).

N/A

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

N/A.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

Proposal does not anticipate increasing vehicular trips per day beyond what the facility experiences today. Proposal anticipates diverting existing traffic that currently travels off-island to purchase merchandise offerings due to not being currently available to local residents.

- 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.

Proposal anticipates diverting existing traffic that currently travels off-island to purchase merchandise offerings due to not being currently available to local residents potentially reducing impact to transportation systems serving the island.

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

N/A.

15. Public Services [\[help\]](#)

- 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.

Proposal will result in an increased size of the current retail establishment that serves existing island residents & no additional public services will be needed.

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

16. Utilities [\[help\]](#)

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

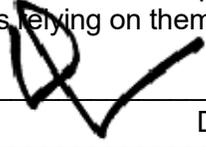
With exception of septic system, all of the utilities listed are available to the site. Additionally, internet service is available to the affected geographic area.

- 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.

Proposal does not anticipate needing additional utility service.

C. Signature [\[HELP\]](#)

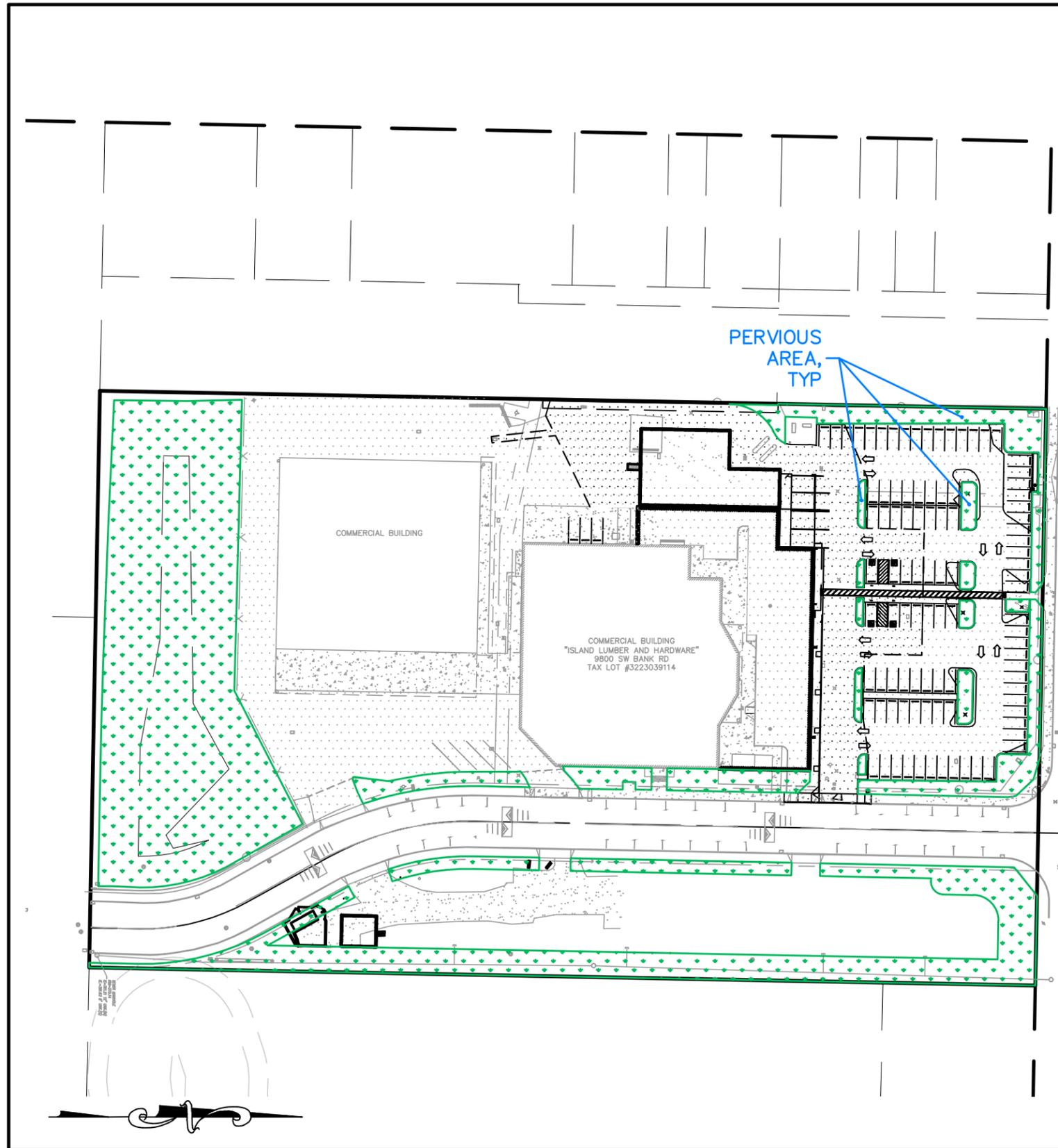
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee _____ David Keith Cooper

Position and Agency/Organization _____ Architects of Record for the Project

Date Submitted: 1/25/2021



	SQUARE FEET (SF)	ACRES (AC)	%
TOTAL PARCEL AREA	337,590	7.75	
<u>EXISTING/ORIGINAL DESIGN CONDITIONS</u>			
IMPERVIOUS	258,510	5.93	77%
PERVIOUS	79,080	1.82	23%
<u>PROPOSED CONDITIONS</u>			
IMPERVIOUS	263,340	6.05	78% (4,830 SF INCREASE)
PERVIOUS	74,250	1.70	22%



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Island Home Center and Lumber
 Exhibit - Total Pervious Areas

1" = 100'
Drawn: DLS
Job No.: 19792

