

# **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: **WESAR SFR**
2. Name of applicant: **Novelty Hill Development LLC (Nathan Chapman)**
3. Address and phone number of applicant and contact person: **(206) 949-9999**

**PO BOX 816  
Redmond, WA 98073**

4. Date checklist prepared: **1/6/20**
5. Agency requesting checklist: **King County DPER**
6. Proposed timing or schedule (including phasing, if applicable): **Start date in Summer 2020**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**NO**

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

**Arborist Report 5/21/18 by Lonson Arbor Care and Adendum dated 9/23/19.  
Approved CAD dated 10/9/17.  
Drainage Narrative 6/29/18 by JLS Engineering PLLC.  
Wetland & Stream Review dated 7/27/17 by MacWhinney Environment Consulting LLC.  
Approved Septic dated 1/23/18.**

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.

**NO**

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

**Clearing and Grading Permit. Construction Permit. CAEX Approval. Septic Approval.**

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.)

**1 SFR on 4.29 acres. Wetlands and Stream present.**

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.

Tax identification number: 142506-9089

Site address: 248xx NE 52<sup>nd</sup> PI. Redmond 98053

Located at: North of NE 52<sup>nd</sup> PI just east of the intersection of NE 52<sup>nd</sup> PI & 245<sup>th</sup> Ave NE, NW14 – T25N – R6E.

## **B. Environmental Elements** [HELP]

### 1. **Earth** [help]

a. General description of the site:

(circle one): Flat, **rolling**, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

**31%**

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.

**Tokul Gravelly Medial Loam.**

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

**NO.**

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.

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

**Yes. Soil will be prone to erosion after clearing of existing vegetation. The impacts of soil erosion will be controlled and limited. See below item "H" for a description of the erosion control measures.**

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

**5%**

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

**The impacts of soil erosion will be controlled and limited through the use of Dept. of Ecology approved Best Management Practices (BMP's), such as interceptor swales, silt fence, catch basin inlet protection, and sediment traps.**

## 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.

**During project construction, heavy equipment operation and worker's vehicles would generate exhaust emissions into the immediate vicinity. In addition, dust will be generated primarily by construction equipment during the construction phase. Long term impacts would be those typically associated with residential uses.**

- 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:

**To minimize the potential impacts, BMPs would be implemented to ensure that minimal amounts of dust and fumes leave the site. BMP measures include watering of the site during construction as necessary to control dust. Additionally, street cleaning/sweeping and minimizing vehicle and equipment idling will reduce emissions.**

## 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 wetland/stream is forested linear feature that ends near the bank of Patterson Creek and is along the eastern border of the property. It is a year round stream and is classified as salmonid.**

**Wetland B is an unvegetated closed depression. One small island of vegetation is present, but the majority of the wetland consists of bare, cracked ground, suggesting frequent inundation.**

- 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, we are boring under Wetland B to get to a dry area for the septic drainfield. We chose this area to minimize impact to wetlands. To get machinery over the wetland we are utilizing a temporary bridge with risers and steel plate to minimize disturbance.**

- 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.

**Zero (0) cubic yards of excavation/fill within wetland, since the wetland will be temporarily bridged.**

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

**NO**

- 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.

**NO**

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.

**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.

**DOMESTIC SEWAGE. 1653 GALLON SEPTIC TANK.**

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.

**Source of stormwater runoff is from rain water from storm events. The stormwater runoff will be collected and conveyed to onsite drainage facilities for mitigation and discharge.**

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

**No. The waste and stormwater systems are separated systems.**

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

**No. Drainage patterns will be maintained by discharging to the natural location.**

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

**Onsite drainage Best Management Practices (BMPs) will be installed and implemented onsite to reduce drainage impacts from stormwater generated onsite.**

#### **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?

**11,070 sq ft disturbance area.**

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

**None.**

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

**There will be resoration plantings and offsite mitigation as well.**

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

**None.**

#### **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 \_\_\_\_\_

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

**None known.**

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

**None known.**

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

**THE EXISTING TREES AND SHRUBS WITHIN THE WETLAND BUFFERS WILL BE RETAINED AS HABITAT. ON AND OFF SITE MITIGATION AND RETORATION TAKING PLACE. TREES WILL BE RETAINED ON THE LOTS PER THE CITY CODE REQUIREMENTS.**

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

**None known.**

## **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.

**Electric. Natural gas for heating.** -

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:

**The project will utilize the most energy efficient mechanical and lighting systems practical and will comply with the requirements of the Washington State Energy Code.**

## **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.

**None known. Although it is unlikely that health hazards would be encountered during normal working conditions, construction equipment could potentially pose a threat to environmental health.**

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

**None known.**

- 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 existing hazardous chemicals or conditions other than the natural gas line adjacent to the site in NE 52<sup>nd</sup> PI.**

- 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.

**The only toxic or hazardous chemicals would be those associated with the construction equipment used for the construction of the site improvements and home.**

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

**No special emergency services are anticipated to be required.**

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

**None required or proposed other than normal maintenance of the construction equipment during the development of the site and home construction.**

*b. Noise*

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

**None. Very rural low density area.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Construction activities on the site would temporarily increase the peak on-site noise levels. All construction would take place during the King County approved hours of operation.**

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

**Construction noise would only occur during the construction hours allowed per the City of Newcastle code.**

**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 site currently is vacant. To the north, south, west, and east are single-family residential homes on larger lots. The proposal will not affect the current land uses on nearby or adjacent properties.**

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?

**No, there is no agricultural or forest land of long term significance. No land in farmland or forest and tax status will be converted.**

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 will not be affected by any surrounding working farm or forest land normal business operations.**

c. Describe any structures on the site.

**No structures.**

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

**None.**

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

**RA5.**

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

**Rural.**

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 a critical area by the city or county? If so, specify.

**Yes, there is a wetland and stream located on the property. Please refer to the Wetland and Stream Delineation Report prepared by MacWhinney Environmental Consulting dated 7/27/17.**

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

**This is 1 SFR with 4 bedroom septic.**

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

**Zero. It is vacant.**

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

**NONE PROPOSED.**

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

**The proposed development is consistent with the current zoning and surrounding zoning. The new home will be of a size and mass that is compatible with the surrounding existing homes and neighborhoods.**

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

**None proposed or required. Not applicable.**

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

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

**1 SFR. High income.**

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

**ZERO.**

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

None planned or required.

**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?

**26 feet.**

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

**None.**

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

**Normal materials and colors will be used.**

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

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

**Light glare may occur as a result of lighting inside and on the outside of the proposed homes, including street lighting. But houses are spread far apart in this rural area.**

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

**It is not expected to be a safety hazard or to interfere with views. The lighting design will provide safe lighting levels within the project.**

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

**None expected. Pretty rural area.**

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

**The project lighting will be designed to provide a safe level of lighting. Light fixtures will be designed to minimize any light encroachment on adjacent properties.**

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

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

**None required or planned.**

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:

**None required or planned.**

**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.

**NONE.**

- 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.

**None known..**

- 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 subject property is accessed by a private road from Union Hill Rd. The property is approximately 3,700 feet from Union Hill Rd on a private road the whole way.**

- 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?

**Sahalee Way NE & Redmond Fall City Rd. Approximately 2.5 miles to this bus stop from site.**

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

**2 car garage.**

- 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.

**NO.**

- 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?

**This is going to be 1 SFR so about 2 or 3 trips per day.**

- 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.

**No.**

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

**None required.**

### **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.

**One SFR shouldn't substantially effect any of these services.**

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

**None required.**

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

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

- d. 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.

**This will be PSE gas and Tanner electric. And water will be provided by Sammamish Plateau Water.**

**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 Nathan Chapman, MEMBER

Position and Agency/Organization Novelty Hill Development LLC

Date Submitted: 1/14/20

**D. Supplemental sheet for nonproject actions** [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**3. How would the proposal be likely to deplete energy or natural resources?**

**Proposed measures to protect or conserve energy and natural resources are:**

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

**Proposed measures to protect such resources or to avoid or reduce impacts are:**

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

**Proposed measures to avoid or reduce shoreline and land use impacts are:**

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

**Proposed measures to reduce or respond to such demand(s) are:**

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