

JAN 24 2020

KC DLS/PERMITS

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: **Lake Marcel Lot 56, Single Family Home Development**
2. Name of applicant: **Shahram (Shawn) Pourazari, P.E.**

3. Address and phone number of applicant and contact person: **18465 NE 68th Street, Redmond, WA 98052, 425-462-9441, Shawn Pourazari, P.E.**

4. Date checklist prepared: 01/09/2020

5. Agency requesting checklist: **King County Department of Local Services, Permitting Division**

6. Proposed timing or schedule (including phasing, if applicable): **As soon As Building Permit can be issued.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Yes, we intend to construct a single-family home on the lot**

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

We have prepared a Wetland Restoration Plan, Wetland Mitigation Plan and a site plan for the Clearing & Grading Permit. We have also obtained a determination from WDFW regarding the ditch adjacent to our property. It is determined that the ditch is a non-regulatory stream and it is classified as roadside drainage ditch. Therefore, no HPA is needed for submittal.

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, not at all.**

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

Need to have the following approved by DPER:

- **Bonded Restoration Plan for impact to wetland disturbed during site exploration**
- **Updated CAD removing Aquatic Class "F" Stream Plan**
- **Updated Wetland and Buffer Mitigation Plan associated with the Single-Family Home**
- **RUE Alteration Plan**
- **Site Grading & Drainage Plan for the issuance of a Clearing & Grading 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.)

We intend to construct an approximately 2,200 SF of home, including a driveway access from NE 114th St. A driveway culvert shall also be constructed along the roadside ditch to make the access to the home possible.

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 address of the property is: 31210 NE 114th ST, Carnation, WA
NE ¼, NW ¼, Sec 33, TWP 26N, RGE 7E, W.M.**

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

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

a. General description of the site:

The site is rather steep on the north end of the lot where a drain-field is to be constructed and relatively flat on the south side where the home construction is to occur. It has a wetland and buffer in the center of the lot with a roadside drainage ditch along the lot frontage.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, **other from 1 to 17% Slope**

b. What is the steepest slope on the site (approximate percent slope)? **17% North end. No buildable area is proposed in this area.**

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. **Sandy Loam to Loamy Medium Sands**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No None to our Knowledge**

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.

There will be approximately 45 CY of fill and 72 CY of cut needed for the construction of 1,300 SF of single-family home. Approximately, a total of 1,200 SF of wetland and 3,500 SF of wetland buffer that will be disturbed in conjunction with the clearing and grading for the construction of the new home.

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

Yes, but we will install BMP devices per KCSWDM in the field to intercept all the sediments and debris from our construction activities.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **About 12%**

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

Install BMP devices per KCSWDM in the field to intercept all the sediments and debris from our construction activities.

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. **The only emissions that would occur would be associated with the use of construction machinery, equipment and delivery trucks.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
The amount emitted is below the minimum level. Therefore, no control would be needed or required.

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.

Yes, Lake Marcel and a Fish Bearing Stream. Lake Marcel is about 260' downstream, to the south of the property and a fish bearing stream on the east side of our site discharging to Lake Marcel being about 200' to the east of our site. A small Category III wetland is located on the site.

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. **We are building a single-family home within 200' of the stream but there will be no impacts to the lake or the stream. A small amount of unavoidable wetland fill for the future home is anticipated.**

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. **We estimate about 20 CY of earthwork that may be conducted within the existing wetland impacted by the construction of the new home.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No, Not at all**

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, Not at all**

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. Water will be provided By tapping into the available water main along NE 114th Street. No water will be discharged to ground water**

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.

There will be effluent from the septic tank that will be discharged from the tank into the ground after going thru the filtration process through the drainfield sand and gravel media. The septic tank will serve a family of two persons and a pet.

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.

The water runoff would be from the roof and the footing drains. The runoff will be collected via downspouts and will be routed to a dispersion trench. The trench contains the runoff and gradually discharges it into the ground.

2) Could waste materials enter ground or surface waters? If so, generally describe. **No**

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

No Drainage pattern will be impacted from the construction of this home.

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

The surface water will be controlled by BPMs provided by the KCSWDM, i.e., level spreader, dispersion trenches, filter strip, etc.

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?

According to the survey drawing, the backhoe path temporarily disturbed 723 s.f. of wetland and 2,039 s.f. of buffer area that likely consisted of shrubs and groundcover including Himalayan blackberry (*Rubus armeniacus*), salmonberry (*Rubus spectabilis*), and sword fern (*Polystichum munitum*). Additional vegetation will require removal as part of the Reasonable Use Exception for the future single-family residence.

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

None known

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

A restoration planting plan consisting of native species has been prepared for the temporarily disturbed critical areas. Permanent wetland mitigation plan is also included as part of our plan submittal for review. Additional plantings are proposed as part of the RUE for the new home.

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

Himalayan blackberry (*Rubus armeniacus*) is common on the site.

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 _____

Site includes habitat for a variety of birds and mammals typically found within suburban and rural areas of the Puget Sound lowlands.

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

None known.

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

Site is located within the Pacific flyway.

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

The restoration plan utilizes a variety of native species to increase the plant species and structural diversity of the plant community over current conditions. Additional on-site enhancements will be provided as part of the RUE application for the future single-family residence.

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. **There will be electrical energy provided to the home. It will be used mainly for heating the home.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No, Not at all.**

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: **None planned at this time.**

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. **No, there will not be any environmental hazards.**

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

None

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. **None**

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. **None. There will be no chemicals stored at the site during construction.**

4) Describe special emergency services that might be required. **There will be access to 911 calls and the contractor will be asked to provide an emergency work plan in terms of addressing any accidental spills or unforeseen situations.**

5) Proposed measures to reduce or control environmental health hazards, if any: **The Contractor/Builder will be asked to provide an emergency work plan in terms of addressing any accidental spills or unforeseen situations.**

b. Noise

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

None at this time. The area is relatively very quiet.

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. **The noise created during construction would be from the construction machinery and equipment and when the delivery trucks may arrive. This is on a short-term basis. No long-term noise is anticipated to take place as the result of this new home construction.**

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

It is not anticipated to reduce the noise level during construction since the hours of operation will be from 8:00 AM to 4:00 PM and it will also comply with the Building Permit Hours of construction.

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 is currently vacant and is not being used. The adjacent properties on all sides are single family homes. This is a platted lot intended with the plan of a single-family home development. There will not be any land use affect whatsoever as the result of this Single-family home construction.**

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. This lot has not been used for any other purposes in the past. It has been unused and on-hold until now.**

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: **No. there are no farmlands or forests in the surrounding areas.**

c. Describe any structures on the site. **None**

d. Will any structures be demolished? If so, what? **None**

e. What is the current zoning classification of the site? **RA-2.5**

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

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, the wetland and the roadside ditch along the frontage of the lot.**

- i. Approximately how many people would reside or work in the completed project? **Two persons**
- 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: **This home construction is consistent with the Lake Marcel Architectural Board's Standards. We have received approval from the Lake Marcel Architectural Board for the construction of the new home.**
- 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. **None. Single Family Home**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None**
- 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? **Approximately 35'**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- b. Proposed measures to reduce or control aesthetic impacts, if any: **N/A**

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **None**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **N/A**
- c. What existing off-site sources of light or glare may affect your proposal? **N/A**
- d. Proposed measures to reduce or control light and glare impacts, if any: **N/A**

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

a. What designated and informal recreational opportunities are in the immediate vicinity?
Lake Marcel has a private Community Club that provides lake access for all residents of the lake Marcel community. The Snoqualmie Valley Trail is located about one mile away.

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

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**

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.

If encountered during construction, we will contact the Department of Archeology and Historic Preservation.

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. **No measures are taken at this time since this possibility of occurrence is rather slim to none**

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.

No public transportation system will be affected by this home construction.

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?

No public transit is provided in this area to our knowledge

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **There will be a garage for this home and the cars will, be parked inside the garage. No parking spaces would be impacted by this home construction.**

- 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. All infrastructure is currently in-place and existing.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No, there will not be any roadway improvements needed for this project.**
- 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? **There will be two roundtrips per day per person from this new home construction between 7am to 9 am and 6pm to 8 pm.**
- 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. **None**
- 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. **None**
- 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 _____ **Electricity, Water, Refuse Service, Telephone, Septic System are currently available at the site. Septic system is designed and approved by Health Dept.**
- 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.

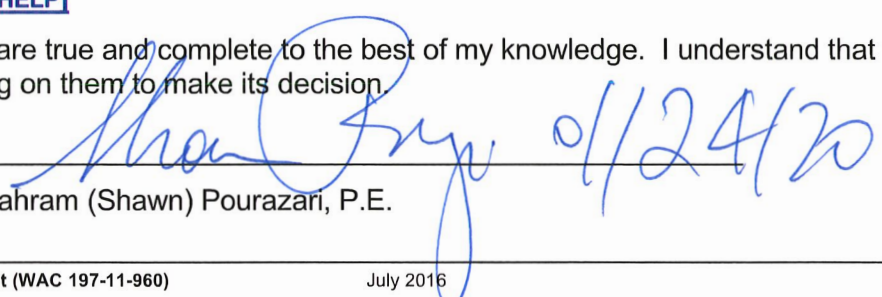
The water service will be provided by King County Water District and a Septic Tank with a Drain-field is designed and approved by the Health Department. A 1" tap will be made to the water main along NE 114th Street and the septic tank will be situated on the north end of the lot.

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 : Shahram (Shawn) Pourazari, P.E.



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.



Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	1		98	672	792	1562
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		0.00				0
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Total Project Emissions:

1562

Data entry fields