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:
Hoetger Residence
2. Name of applicant:
Jason Hoetger
3. Address and phone number of applicant and contact person:

Jason Hoetger
15637 Eddy Creek Way
Apple Valley, MN 55124206.913.3256
jekh@live.com

4. Date checklist prepared:
October 17, 2021

5. Agency requesting checklist:
King County and the Washington State Department of Ecology

6. Proposed timing or schedule (including phasing, if applicable):
Groundbreaking will commence once building permits are issued

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Not currently

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Wetland Delineation/Mitigation Plan
Soil Management Plan For Post-construction Soil Standard (KCC 16.82)
Geotechnical Report
TESC Site Plan
Drainage Plan
Civil Plans
Technical Information Report

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.
Building Permit, onsite septic system permit/approval, site development permit, associated utilities permits, wetland mitigation approval, construction stormwater 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.)
Construction of a new single family residence and accessory dwelling unit (ADU) with associated gravel access road, septic system and private well.

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.

24426 Old Mill Road SW, Vashon, Washington 98070

King County Assessor Tax Parcel 2422029133

S/T/R: 24/22/2

Abbreviated Legal Description: E 315 FT OF NE 1/4 OF SW 1/4 OF NE 1/4 LESS C/M RGTS

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, **other** _see below_____

The approximately 5 acre lot includes gently sloped to flat lying areas in the west-central and western portions of the property, above moderate to steeply sloped areas along the south, east and north sides of the property. (Geospectrum, 2019)

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

+50% (Geospectrum, 2019)

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.

Organic duff at the surface; silty fine to very fine sand to depth of 2-4 feet overlying cemented silty to very fine sand (Geospectrum, 2019)

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

Based on the 2019 Geotechnical Evaluation (Geospectrum, 2019) and the applicable King County iMap ECA overlays, the site includes areas of steep slope hazards within the eastern and southern slopes as well as an area of landslide hazard in the northern portion of the property. Site reconnaissance performed during the Geotechnical Evaluation confirmed that the steep northern slope appears to be a landslide scarp and the area below the slope appears to be an area of slide debris deposits; a secondary slide scar to the southeast of the larger northern landslie scarp slope as well as evidence of small shallow slumps within the southern slope were also identified.

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.

Approved structural fill will be utilized as necessary to replace any historical fill, organic material and loosely compacted shallow soils beneath the access roads and structures. The new impervious surface area including structures and roads is 13,807 SF (~6.5% of the total area); the excavation depth required to reach suitable base soils is estimated to be between 2-4 feet). The total area to be disturbed by the proposed residential project is 63,511 SF of a total of 217,800 SF (5 acres). According to the 2019 Geotechnical Evaluation (Geospectrum, 2019), onsite native may be used for general structural fill (subject to final approval) provided that the soil moisture content is suitable for compaction and they do not contain any organics. Onsite soil in landscaped area will be amended with 239 cubic yards of compost per the Soil Management Plan For Post-construction Soil Standard (KCC 16.82) included in the Appendix.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, a Temporary Erosion and Sediment Control (TESC) Plan has been developed for the site and is included in the Appendix.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
6.5%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A Temporary Erosion and Sediment Control (TESC) Plan has been developed for the site and is included in the Appendix.

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.
Minor diesel exhaut and dust may be generated during the construction phases of the project.

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:
Dust control measures will be employed as necessary during the construction phases of the project.
No air emission sources will be present following construction

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, there are two wetland areas on the property: Wetland A, identified as a Category IV Wetland approximately 1,297 SF in size; and Wetland B, identified as a Category III Wetland approximately 2,363 SF in size (extends to the north outside of the project area). Two ephemeral, Type N aquatic areas/streams begin in the northeastern and eastern areas of the property. The nearest surface waters in the vicinity of the subject property are Fisher Creek (located approximately 0.17-mile to the east), Shawnee Creek (located approximately 0.18-mile to the south) and Puget Sound (located approximately 0.3-mile to the east-southeast)

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, approximately 400 square feet of the Category III Wetland, actually located within an access easement on the adjoining property to the west, will be directly impacted through fill to allow for the passage of the access road. Other proposed improvements include the remaining portions of the gravel access road, which continues within 200 feet of the wetland to the east and west.

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.

Approximately 7.4 cubic yards

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, according to FEMA Flood Insurance Rate Map 53033C0950G, effective on 08/19/2020, the proposed project area is located within Zone X, areas outside of the 100 and 500 year flood plains.

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.

One exempt domestic supply well was installed in September 2019 to provide potable water to the proposed single family residence, ADU, ancillary structures and associated landscaped areas. The well consists of a 147 feet of stainless steel casing that is screened from 135 feet to 145 feet below the surface. The well data log is included in the Appendix.

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 generated on the site will be routed to one of two designed and approved septic systems and drainfields; one serving the main house and one serving the ADU

c. Water runoff (including stormwater):

A drainage plan has been completed for the project and is included in the Appendix.

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.

Due to the existing topographic conditions of the site, the project runoff leaves the property at two locations. The two flow paths do not intersect each other within a quarter mile of the project site. Runoff from the northern threshold discharge area flows via sheet flow (no direct routes of entry/discharge from the project area) toward the northeast to a Type N aquatic area/stream on the property. The northern Type N aquatic stream flows east from the property and then south to a point one quarter of a mile from the project site. Runoff from the southern threshold discharge area flows via sheet flow (no direct routes of entry/discharge from the project area) towards the northeast to a second Type N aquatic area/stream. This Type N aquatic stream flows southeast at the east property line to a point one quarter of a mile from the project site.

NORTHERN THRESHOLD DISCHARGE AREA WWHM INPUT

WWHM Inputs	Total (ac)	Modeled as			
		Impervious (ac)	Lawn (ac)	Pasture (ac)	Forest (ac)
New ADU Roof	0.033	0.031	0.002	0.000	0.000
New Driveway	0.032	0.032	0.000	0.000	0.000
Landscaping	0.213	0.000	0.106	0.106	0.000
Totals	0.278	0.063	0.108	0.106	0.000

The results of the analysis of the northern threshold discharge area indicates a 15-minute, 100-year peak flow of 0.132 CFS. This is less than a 0.15 CFS increase over the predeveloped 15-minute, 100-year peak of 0.043 CFS. Therefore, the northern threshold discharge area is exempt from providing additional flow control facilities.

The results of the analysis of the southern threshold discharge area indicates a 15-minute, 100-year peak flow of 0.277 CFS. This is less than a 0.15 CFS increase over the predeveloped 15-minute, 100-year peak of 0.144 CFS. This project is, therefore, exempt from providing additional flow control facilities. Detailed WWHM results are included in Appendix F.

(Excerpts collected from the Drainage Plan included in the Appendix)

SOUTHERN THRESHOLD DISCHARGE AREA WWHM INPUT

WWHM Inputs	Total (ac)	Modeled as			
		Impervious (ac)	Lawn (ac)	Pasture (ac)	Forest (ac)
New House Roof	0.093	0.093	0.000	0.000	0.000
New Garage Roof	0.029	0.011	0.000	0.000	0.018
New Driveway to garage and house	0.096	0.000	0.000	0.000	0.096
New Driveway to entrance	0.027	0.024	0.003	0.000	0.000
Landscaping	0.677	0.000	0.131	0.131	0.415
Totals	0.922	0.128	0.134	0.131	0.529

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

No, see drainage plan and associated calculations in the Appendix. No direct conduits to surface water are included as part of the project.

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

No

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

This project proposes less than 5,000 square feet of new pollution generating impervious surface (PGIS) for the northern threshold discharge area. Therefore, Section 1.2.8 of the King County Surface Water Design Manual (KCSWDM) will not require water quality treatment for this threshold discharge area. For the southern threshold discharge area, there is more than 5,000 square feet of new pollution generating impervious surface. The on-site driveway runoff in the southern discharge area will be conveyed to the full dispersion trench and it is not subject to the water quality facility requirements per Section C.2.1 of the KCSWDM. The runoff from the new off-site driveway will be dispersed through standard filter strips per Section 6.3.4 of the KCSWDM. The drainage plan and associated calculations in the Appendix.

4. Plants [help]

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

_x___deciduous tree: alder, maple, aspen, other
_x___evergreen tree: fir, cedar, pine, other
_x___shrubs
_x___grass
_x___pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
_x___ 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?

Within the limits of construction, the predeveloped project site is assumed to have consisted of 63,511 square feet of forest. The developed site will contain 13,807 square feet of new impervious surfaces for the new structures and driveways. The developed site will also contain 49,704 square feet of new pervious area. There are two threshold discharge areas found within this site. A total of 33,333 square feet of native growth retention area is included as part of the proposed development.

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

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

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

A total of 33,333 square feet of native growth retention area is included as part of the proposed development. The developed site will also contain 49,704 square feet of new pervious area consisting of residential landscaping.

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

Himilayan Blackberries

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. **Eagles, hawks, heron, songbirds, chorus frogs, deer**
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.

There are no threatened or endangered species known to be present on or near the site. No critical habitat was identified on this site. See attached biological review.

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

The proposed project area is within the Pacific Flyway, which covers much of Western Washington. No likely "rest stops" for migrating birds were identified on the property.

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

A total of 33,333 square feet of native growth retention area is included as part of the proposed development.

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

No invasive animal species are known to be on or near the site.

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.

Electricity will be the primary power source of the proposed improvements.

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:

None

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

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

The project site has been undeveloped dating back to at least 1944; no evidence of current or historical structures was identified. The adjoining property to the west, which provides the only access to the the project site, was developed in 1999 as the current single family residence. No areas of dumping were observed during the site reconnaisance. No offsite properties with the potential to impact the environmental integrity of the project site were identified within a 1-mile radius.

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 identified

No gas or hazardous liquid tramission lines/pipelines were identified within 500-feet of the project boundary.

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 short term use of mobile petroleum storage tanks used to store fuel of construction equipment will likely be necessary during the development phases of the proposed project. Typical building materials/chemicals used for the construction of single family residences will be present during the construction phases. Following the completion of the single family residence it is anticipated that typical household cleaners and building maintenance chemicals will be present in retail sized quantities.

4) Describe special emergency services that might be required.

None

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

None

b. Noise

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

Minor traffic noise from rural secondary roads that primarily access rural residential improvements. No nearby airport or railroad line noise generators were identified in the vicinity.

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.

Short term construction noise generated by chainsaws, hand tools and heavy equipment is anticipated during the construction phases of the project. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Long-term impacts will be those associated with the increased use of the property by homeowners.

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

None currently proposed

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 surrounding properties consist primarly of rural single family residences and undeveloped forest land.

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

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, the surrounding properties are undeveloped except for the adjoining property to the east, which has been developed with a single family residence since 1999.

c. Describe any structures on the site.

No structures are located on the project site.

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

No

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

Rural Area, one DU per 5 acres (RA-5)

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

The King County Comprehensive Plan identifies the area of the project as "RuralArea 2.5–10ac/du".

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

Not Applicable

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

Landslide hazards are identified by King County in the northeastern area of the project area. Erosion hazard areas are identified by King County in the northeastern and southeastern areas of the project area.

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

2-6

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

None

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

Not Applicable

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

The proposed project is an allowed use based on the the current zoning and the King County Comprehensive Plan, and is consistent with the existing land uses in the vicinity.

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

Not Applicable

9. Housing [help]

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

One single family residence and one accessory dwelling unit

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:

Not Applicable

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?

The maximum building height will conform to King County Standards.

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

None

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

Not Applicable

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 and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.

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 [help]

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

Not applicable

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:

Not applicable

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.

According to the Washington Information System for Architectural & Archaeological Records Data (WISAARD), no listed or eligible structures are located on the Subject Property. The residential structure located on the adjoining property to the west (primary access for the Subject Property) was developed circa 1999.

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; no surveys, tribal notification or other historical/cultural studies have been completed to date.

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.

Site visit, WISAARD and historical aerial photograph review. Consultation with the Washington Department of Archaeology and Historic Preservation can only be initiated by the responsible entity.

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.

If an archeological site is found during the course of construction, the State Historic Preservation Officer will be notified. An inadvertent discovery plan can be implemented if required.

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.

Access to the Subject Property is/will be provided from the existing primitive driveway associated with the adjoining single family residential property to the west. The existing driveway is located off Old Mill Road Southwest.

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?

Area not currently served by public transit. The nearest transit stop is a bus stop located approximately 1.0-mile to the east-northeast at 104th Ave SW & SW Burton Dr.

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

Project calls for the construction of a typical single family residence and ADU with 5,596 SF of new onsite driveway and 1,189 SF of offsite driveway. No parking exists on the Subject Property.

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

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?

Typical single family residential traffic for one main residence and ADU. No significant increase in local traffic is anticipated. No traffic data were available for the area of the Subject Property and no studies were performed.

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

Not anticipated. There area minimal agricultural or commercial forest areas in the vicinity.

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

None

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.

No significant increase anticipated

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

Not applicable

16. Utilities [help]

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

Domestic well

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.

Electricity, septic system, telephone, coaxial cable

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 _____

Position and Agency/Organization _____

Date Submitted: _____

Appendix A: Plan Sets

See permit file for these Appendices

Appendix B: Technical Information Report
Soils Information
Drainage Plan
TESC Site Plan
Operation and Maintenance Manual
Downstream Analysis
Drainage Calculations

See permit file for these Appendices

Appendix C: King County Site Areas Worksheet
King County Soil Management Plan

See permit file for these Appendices

Appendix D: Biological Review

ADESA Environmental Investigations

October 17, 2021

Jason Hoetger
15637 Eddy Creek Way
Apple Valley, MN 55124
206.913.3256
jekh@live.com

Re: Biological Review: Hoetger Residence
24426 Old Mill Road SW
Vashon, Washington 98070

The following Biological Review has been prepared for the proposed single-family residence and ancillary improvements project on the above referenced site.

Street Address(es): 24426 Old Mill Road SW Vashon, Washington 98070
King County Tax Parcel(s): 2422029133
Latitude, Longitude (~ property center): 47.384763, -122.488283
Size (arces): 5

Project Description: Construction of a new single-family residence and accessory dwelling unit (ADU) with associated gravel access road, septic system and private well. Approved structural fill will be utilized as necessary to replace any historical fill, organic material and loosely compacted shallow soils beneath the access roads and structures. The new impervious surface area including structures and roads is 13,807 SF (~6.5% of the total area); the excavation depth required to reach suitable base soils is estimated to be between 2-4 feet). The total area to be disturbed by the proposed residential project is 52,257 SF of a total of 217,800 SF (5 acres). According to the 2019 Geotechnical Evaluation (Geospectrum, 2019), onsite native soil materials may be used for general structural fill (subject to final approval) provided that the soil moisture content is suitable for compaction, and they do not contain any organics. Onsite soil in landscaped area will be amended with 239 cubic yards of compost per the Soil Management Plan for Post-construction Soil Standard (KCC 16.82) included in the Appendix.

Due to the existing topographic conditions of the site, the project runoff leaves the property at two locations. The two flow paths do not intersect each other within a quarter mile of the project site. Runoff from the northern threshold discharge area flows via sheet flow (no direct routes of entry/discharge from the project area) toward the northeast to a Type N aquatic area/stream on the property. The northern Type N aquatic stream flows east from the property and then south to a point one quarter of a mile from the project site. Runoff from the southern threshold discharge area flows via sheet flow (no direct routes of entry/discharge from the project area) towards the northeast to a second Type N aquatic area/stream. This is Type N aquatic stream flows southeast at the east property line to a point one quarter of a mile from the project site.

Within the limits of construction, the predeveloped project site is assumed to have consisted of 52,257 square feet of forest. The developed site will contain 13,807 SF of new impervious surfaces for the new structures and driveways. The developed site will also contain 38,726 SF of new pervious area. The two threshold discharge areas found within this site will not be altered. The results of the analysis of the northern threshold discharge area indicates a 15-minute, 100-year peak flow of 0.132 CFS. This is less than a 0.15 CFS increase over the predeveloped 15-minute, 100-year peak of 0.043 CFS. Therefore, the northern threshold discharge area is exempt from providing additional flow control facilities per King County. The results of the analysis of the southern threshold discharge area indicates a 15-minute, 100-year peak flow of 0.277 CFS. This is less than a 0.15 CFS increase over the predeveloped 15-minute, 100-year peak of 0.144 CFS. This project is, therefore, exempt from providing additional flow control facilities per King County.

The current site vegetation includes cleared areas historically used for pasture and medium aged forest cover. No riparian vegetation will be altered/removed as part of the proposed project. A total of 33,333 square feet of native growth retention area is included as part of the proposed development.

Physical Setting:

The area of the project is currently undeveloped land situated within the Puget Sound Lowland, a series of north to south trending valleys ranging from British Columbia to Eugene, Oregon and bordered by the Cascade Range and Olympic Mountains. Surficial soils in the Puget Sound Lowland are mainly formed in glacial drift deposits from the last period of glaciation, about 10-14,000 years ago. Underlying the young glacial deposits is sediment deposited during previous glacial or interglacial periods.

Based on information obtained from the 2019 Geospectrum geotechnical evaluation, the surficial soil on the property generally consists of organic duff at the surface; silty fine to very fine sand to depth of 2-4 feet overlying cemented silty to very fine sand (Geospectrum, 2019).

According to the 2019 geotechnical evaluation (Geospectrum, 2019) and the applicable King County iMap ECA overlays, the site includes areas of steep slope hazards within the eastern and southern slopes as well as an area of landslide hazard in the northern portion of the property. Site reconnaissance performed during the Geotechnical Evaluation confirmed that the steep northern slope appears to be a landslide scarp and the area below the slope appears to be an area of slide debris deposits; a secondary slide scar to the southeast of the larger northern landslide scarp slope as well as evidence of small shallow slumps withing the southern slope were also identified.

There are two wetland areas on the property: Wetland A, identified as a Category IV Wetland approximately 1,297 SF in size; and Wetland B, identified as a Category III Wetland approximately 2,363 SF in size (extends to the north outside of the project area). Two ephemeral, Type N aquatic areas/streams begin in the northeastern and eastern areas of the property. The two drainages do not intersect with one another or essential fish habitat within ¼ -mile of the property. Puget Sound is located approximately 0.3-mile to the east-southeast of the Subject Property.

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow to the east. The nearest essential fish habitats in the vicinity of the subject property are Fisher Creek (located approximately 0.17-mile to the east), Shawnee Creek (located

approximately 0.18-mile to the south) and Puget Sound (located approximately 0.3-mile to the east-southeast). No direct routes of entry to surface water, settling ponds, surface impoundments, lagoons, wetlands or natural catch basins were observed at the subject property during this assessment.

The proposed project area is within the Pacific Flyway, which covers much of Western Washington. No likely "rest stops" for migrating birds were identified on the property.

Species and Critical Habitat Assessment:

An evaluation for threatened and endangered species and habitats on or near the project was completed in September 2021. The results of the evaluation are detailed below:

Marbled Murrelet **(**Brachyramphus marmoratus)
Management Agency: United States Fish and Wildlife Service (USFWS)
Defined Critical Habitat: There is final critical habitat for this species. The project area is outside the critical habitat. https://www.gpo.gov/fdsys/pkg/FR-2016-08-04/pdf/2016-18376.pdf
Species profile: https://ecos.fws.gov/ecp/species/4467
Status: Threatened
Assessment Determination: No Effect
Rationale: The proposed project site is not within the USFWS designated critical habitat area. Murrelet nesting takes place primarily in larger-diameter (≥84 cm or 33 in) conifers, frequently western hemlock, Sitka spruce, and western red cedar, most often located within stands maintaining old-growth or late successional characteristics (Hamer and Nelson 1995). The USFWS definition of marbled murrelet nesting habitat is based on the presence of potential nest platforms. A site is considered to have suitable nesting habitat if a platform tree is within a minimum 5-acre contiguous coniferous-dominated stand within the project analysis area, has trees that are greater than or equal to 15 inches dbh, and has any platform that is a minimum of 4 inches wide a minimum of 33 feet above the ground. Marbled murrelet noise thresholds: Auditory Injury – 202 dB SEL; Non-auditory Injury –208 dB SEL. Guidance for behavioral effects – 150 dBRMS. (WSDOT, 2017). Average maximum noise levels (Lmax) at 50 feet from heavy equipment range from about 73 to 101 dBA for non-impact heavy equipment. Work within or adjacent to marbled murrelet habitat during the nesting season may only occur during the LOP - two hours after sunrise to two hours before sunset. (USFWS, 2012)

No suitable nesting habitat was observed. Potential construction-related impacts could include elevated noise levels and auditory harassment related to the operation of heavy equipment and power saws (from less than 65dB background to 80-90dB during the construction phases of the project) within the vicinity of occupied nests; however, due to the absence of suitable nesting habitat within the project action area (USFWS, 4/2012), it is not expected that marbled murrelets would be directly or indirectly affected by the proposed action.

Streaked Horned Lark (Eremophila alpestris strigata)
Management Agency: United States Fish and Wildlife Service (USFWS)
Defined Critical Habitat: There is final critical habitat for this species. The project area is outside the critical habitat. https://www.gpo.gov/fdsys/pkg/FR-2013-10-03/pdf/2013-23552.pdf
Species profile: https://ecos.fws.gov/ecp/species/7268
Status: Threatened
Assessment Determination: No Effect

Rationale: Streaked Horned Larks are found in prairie and open coastal habitat. Horned Larks eat seeds and insects, including grasshoppers, beetles and caterpillars; their nestlings mostly insects, providing protein the young birds need to grow. Horned Larks are generally ground foragers, but sometimes perch on plants to harvest seeds from seed heads. In agricultural fields they may pluck and eat sprouting lettuce, wheat, and other crop seedlings. Streaked Horned Larks, a subspecies of Horned Lark, breed and winter in Oregon and Washington, migrating between the states. The female Horned Lark selects a nest site on bare ground, either a natural depression in which to build the nest or by excavating the site herself. To dig a cavity, she uses her bill to loosen soil and flip it aside, sometimes also kicking dirt out with her feet. The Horned Lark's nest is a basket woven of fine grass and lined with down, fur, feathers and fine rootlets (USFWS, 2017).

No undisturbed, open prairie or coastal habitat suitable for Horned Lark nesting or foraging was observed on the proposed project site. The proposed project will not significantly alter the existing topography, soil conditions or herbaceous, shrub and tree level vegetation cover.

Yellow-Billed Cuckoo (Coccyzus americanus)
Management Agency: United States Fish and Wildlife Service (USFWS)
Defined Critical Habitat: There is final critical habitat for this species. The project area is outside the critical habitat. https://www.gpo.gov/fdsys/pkg/FR-2013-10-03/pdf/2013-23552.pdf
Species profile: https://ecos.fws.gov/ecp/species/3911
Status: Threatened
Assessment Determination: No Effect
Rationale: Yellow-billed Cuckoos use wooded habitat with dense cover and water nearby, including woodlands with low, scrubby, vegetation, overgrown orchards, abandoned farmland, and dense thickets along streams and marshes. In the Western extent of the species, nests are often placed in willows along streams and rivers, with nearby cottonwoods serving as foraging sites. Caterpillars top the list of Yellow-Billed Cuckoo prey: individual cuckoos eat thousands of caterpillars per season. In summer and fall, cuckoos forage on small wild fruits, including elderberries, blackberries and wild grapes. In winter, fruit and seeds become a larger part of their diet. The western subspecies of Yellow-billed Cuckoos (C.a. occidentalis) has disappeared over much of the western U.S. and now occurs as a rare breeder in California, Arizona, New Mexico, and west Texas. (USFWS, 2017).

No suitable nesting or foraging habitat for the Yellow-billed Cuckoo was observed on or adjacent to the project action area. The proposed project will not significantly alter the existing topography, soil conditions or herbaceous, shrub and tree level vegetation cover.

Bald Eagle (Haliaeetus leucocephalus)
Management Agency: United States Fish and Wildlife Service (USFWS)
Defined Critical Habitat: No critical habitat has been designated for this species.
Species profile: https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=B008
Status: De-listed
Assessment Determination: No Effect
Rationale: The bald eagle, while federally de-listed in August of 2007, still remains protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668c), and activities or actions which result in the "take" or "disturbance" of bald eagles or bald eagle nest sites is strictly prohibited. Additional protection for the species is also provided under the Migratory Bird Treaty Act (16 U.S.C. 703-712). Bald eagles are

potentially present within the project area. Eagles may be wintering, or nesting. The wintering season for eagles is between October 31 through March 31. Wintering bald eagles concentrate in areas where food is abundant, and disturbance is minimal. Because eagles often depend on dead or weakened prey, spawned salmon are an important food source for wintering bald eagles in Western Washington. Eagles typically perch near their food source during the day, preferring the tallest trees, which afford the best views. Tree species is less important than tree structure. Deciduous and dead coniferous trees near feeding areas are preferred for perching. Specific branches on a perch tree are often consistently used. Bald eagles typically construct nests in areas which afford views of rivers, lakes, inlets, or other major bodies of water. Dominant or co-dominant trees within a stand are normally utilized. The Pacific Bald Eagle Recovery Plan recommends avoiding construction activities within 0.25 miles of a nest, roost or wintering concentration if the project is not within a line of sight, or 0.5 miles if the project is within a line of sight.

During the field evaluation for this assessment, no eagles or suitable nesting or wintering areas were observed in the project area. There are no significant habitats (rivers, large streams, lakes, or marine areas) in the project area which could provide feeding areas for eagles; the nearest surface waters in the vicinity of the subject property are Fisher Creek (located approximately 0.17-mile to the east), Shawnee Creek (located approximately 0.18-mile to the south) and Puget Sound (located approximately 0.3-mile to the east-southeast). Although eagles may occasionally fly over or near the project site, there are no significant habitats near the project site which would support nesting or wintering eagles. The project will have no effect on bald eagles or bald eagle nesting sites.

Bull Trout (Salvelinus confluentus)
Management Agency: United States Fish and Wildlife Service (USFWS)
Defined Critical Habitat: There is final critical habitat for this species. The project area is outside the critical habitat. https://www.gpo.gov/fdsys/pkg/FR-2010-10-18/pdf/2010-25028.pdf#page=2
Species profile: https://ecos.fws.gov/ecp/species/8212
Status: Threatened
Determination: No Effect
Rationale: The proposed project site is not within the USFWS designated critical habitat area. Minor increases in impervious surface (~6.5% of total parcel area) and no sediment loading is anticipated as a result of the proposed project. No riparian vegetation will be altered/removed as part of the proposed project. The nearest surface waters in the vicinity of the subject property are Fisher Creek (located approximately 0.17-mile to the east), Shawnee Creek (located approximately 0.18-mile to the south) and Puget Sound (located approximately 0.3-mile to the east-southeast). No direct routes of entry to surface water, settling ponds, surface impoundments, lagoons or natural catch basins were observed, or planned, at the subject property during this assessment.

Puget Sound Chinook salmon (Oncorhynchus tshawytscha), Coho Salmon (Oncorhynchus kisutch) and Pink Salmon ()
Management Agency: National Marine Fisheries Service (also known as NOAA fisheries)
Defined Critical Habitat: There is final critical habitat for this species. The project area is outside the critical habitat. https://www.gpo.gov/fdsys/pkg/FR-2005-09-02/pdf/05-16389.pdf#page=2
Species profile: https://www.fisheries.noaa.gov/species/chinook-salmon-protected;
https://www.fisheries.noaa.gov/species/coho-salmon-protected; and
https://www.fisheries.noaa.gov/species/pink-salmon
Status: Threatened (except for Pink Salmon)

Determination: No Effect
Rationale: The proposed project site is not within the NOAA designated essential fish habitat area. Minor increases in impervious surface (~6.5% of total parcel area) and no sediment loading is anticipated as a result of the proposed project. No riparian vegetation will be altered/removed as part of the proposed project. The nearest surface waters in the vicinity of the subject property are Fisher Creek (located approximately 0.17-mile to the east), Shawnee Creek (located approximately 0.18-mile to the south) and Puget Sound (located approximately 0.3-mile to the east-southeast). Only Puget Sound has been designated critical fish habitat by NOAA. No direct routes of entry to surface water, settling ponds, surface impoundments, lagoons or natural catch basins were observed, or planned, at the subject property during this assessment.

Critical habitats

The project is not located within designated critical habitat under USFWS jurisdiction. There are no essential fish habitats (EFH) or habitat areas of particular concern (HAPC) within the project area under NOAA's jurisdiction. Critical habitat requirements do not apply to citizens engaged in activities on private land that do not involve a federal agency (for example, a private landowner undertaking a project that involves no federal funding or permitting).

Findings:

Based on the information used to complete this review, the proposed project will have no effect on the species evaluated during this review or their respective designated critical habitat areas.

ADESA Environmental Investigations

William W. Rutherford

References:

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet

Hamer, T.E., and S.K. Nelson. 1995. Characteristics of marbled murrelet nest trees and nesting stands. Pages 49-56 in Ralph, C.J., G.L. Hunt, Jr., M.G. Raphael, and J.F. Piatt (eds.). Ecology and conservation of the marbled murrelet. General Technical Report. PSW-GTW-152. Pacific Southwest Experimental Station, U.S. Forest Service, Albany, California. 420 pp.

Jones, M.A. "Geologic Framework for the Puget Sound Aquifer System, Washington and British Columbia". USGS Professional Paper 1424-C. 1999.

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet

NOAA Fisheries. "Status of ESA Listings & Critical habitat Designations for West Coast Salmon & Steelhead". 2021 (Weblink)

US Fish & Wildlife Service. "Guidance for Identifying Marbled Murrelet Nest Trees in Washington State". Washington Fish and Wildlife Office (WFWO). Lacey, WA. April 26, 2012.

US Fish & Wildlife Service. "Marbled Murrelet Nesting Season and Analytical Framework for Section 7 Consultation in Washington". Washington Fish and Wildlife Office (WFWO). Lacey, WA. June 20, 2012.

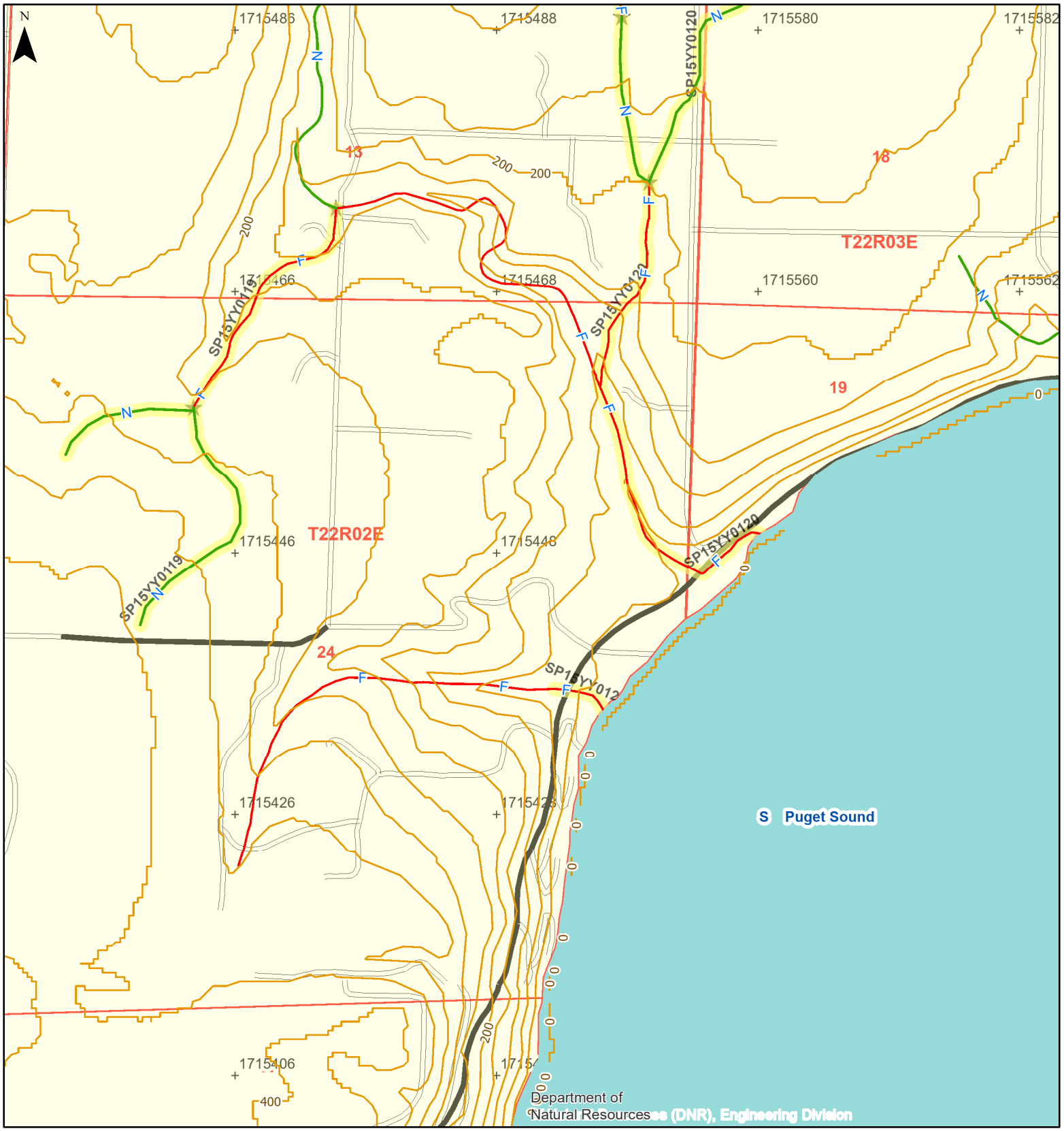
US Fish & Wildlife Service Environmental Conservation Online System: Accessed 2021. https://ecos.fws.gov/ecp/

Washington State Department of Fish & Wildlife. Priority Habitat and Species (PHS) Program Online Database. http://wdfw.wa.gov/conservation/phs/

Washington State Department of Transportation. "Biological Assessment Preparation for Transportation Projects - Advanced Training Manual". Version 4-2017. 2021. (Web link)

King County Assessor Online Property Information Database: September 2021

Forest Practices Water Type Map



Map Symbols

- New Stream
- Proposed Water Type
- Stream Removal
- Break between water types
- Start and End Point of Surveyed Reach
- Natural Fish Barrier
- Manmade Barrier
- End of Fish or Last Fish

Additional Information

Legal Description

S18 T22.0N R03.0E, S13 T22.0N R02.0E
S24 T22.0N R02.0E, S19 T22.0N R03.0E
S25 T22.0N R02.0E

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

0 0.25 Miles

Date: 10/17/2021 Time: 2:02:55 PM

NMFS ESA critical habitat query report

Area of Interest (AOI) Information

Area : 0.02 km²

Oct 17 2021 12:5:29 Pacific Daylight Time

Summary

Name	Count	Area(km²)	Length(km)
All critical habitat line 20210904	0	not applicable	0
All critical habitat poly 20210904	0	0	not applicable

This report should be used as an initial critical habitat query. Results are organized by Endangered Species Act listed entities. Please confirm the results with a NMFS biologist.

The spatial data represent critical habitat locations; however, the complete descriptions and official boundaries of critical habitat proposed or designated by NMFS are provided in proposed rules, final rules, and the Code of Federal Regulations (50 CFR 226).

Official critical habitat boundaries may include regulatory text that modifies or clarifies maps and spatial data. Proposed rules, final rules, and the CFR also describe any areas that are excluded from critical habitat or otherwise not part of critical habitat (e.g., ineligible areas), some of which have not been clipped out of the spatial data.

This report may not include spatial data for recently proposed, modified, or designated critical habitat. Additionally, spatial data are not available for the designated critical habitat of the Southern Oregon/Northern California Coast coho salmon ESU and the Snake River spring/summer-run Chinook salmon ESU; please consult the final rules or CFR.

Data used in this query were generalized with a 25 meter simplification tolerance, using the Douglas-Peucker algorithm, to increase performance. The generalized data are not visible in the mapper, they are only running for spatial queries from the GIS server. The data displayed on the mapper are in their original state (not generalized). For any additional analysis needs, please download the NMFS ESA Critical Habitat Geodatabase from the "Download gdb" link at the top of the tool.

EFH Mapper Report

EFH Data Notice

Essential Fish Habitat (EFH) is defined by textual descriptions contained in the fishery management plans developed by the regional fishery management councils. In most cases mapping data can not fully represent the complexity of the habitats that make up EFH. This report should be used for general interest queries only and should not be interpreted as a definitive evaluation of EFH at this location. A location-specific evaluation of EFH for any official purposes must be performed by a regional expert. Please refer to the following links for the appropriate regional resources.

West Coast Regional Office
Alaska Regional Office

Query Results

Degrees, Minutes, Seconds: Latitude = 47º 23' 5" N, Longitude = 123º 30' 47" W
Decimal Degrees: Latitude = 47.385, Longitude = -122.487

The query location intersects with spatial data representing EFH and/or HAPCs for the following species/management units.

EFH

No Essential Fish Habitats (EFH) were identified at the report location.

Salmon EFH

Link	HUC Name	Species/Management Unit	Lifestage(s) Found at Location	Management Council	FMP
	Puget Sound	Chinook Salmon, Coho Salmon, Puget Sound Pink Salmon	All	Pacific	Pacific Coast Salmon Plan

HAPCs

No Habitat Areas of Particular Concern (HAPC) were identified at the report location.

EFH Areas Protected from Fishing

No EFH Areas Protected from Fishing (EFHA) were identified at the report location.

Spatial data does not currently exist for all the managed species in this area. The following is a list of species or management units for which there is no spatial data.
****For links to all EFH text descriptions see the complete data inventory: open data inventory -->**

Pacific Coastal Pelagic Species,
Jack Mackerel,
Pacific (Chub) Mackerel,
Pacific Sardine,
Northern Anchovy - Central Subpopulation,
Northern Anchovy - Northern Subpopulation,
Pacific Highly Migratory Species,
Bigeye Thresher Shark - North Pacific,
Bluefin Tuna - Pacific,
Dolphinfish (Dorado or Mahimahi) - Pacific,
Pelagic Thresher Shark - North Pacific,
Swordfish - North Pacific

Priority Habitats and Species on the Web

Report Date: 10/08/2021, Parcel ID: 2422029133

The Priority Habitats and Species (PHS) datasets do not contain information for your project area. This does not mean that species and habitats do not occur in your project area. PHS data, points, lines and polygons are mapped only when occurrences of these species or habitats have been observed in the field. Unfortunately, we have not been able to comprehensively survey all sections in the state and therefore, it is important to note that priority species and habitats may occur in areas not currently known to the Department.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Washington Fish And Wildlife Office
510 Desmond Drive Se, Suite 102
Lacey, WA 98503-1263
Phone: (360) 753-9440 Fax: (360) 753-9405
http://www.fws.gov/wafwo/

In Reply Refer To: October 08, 2021
Consultation Code: 01EWFW00-2022-SLI-0027
Event Code: 01EWFW00-2022-E-00106
Project Name: Hoetger Residence

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, and proposed species, designated and proposed critical habitat, and candidate species that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. The species list is currently compiled at the county level. Additional information is available from the Washington Department of Fish and Wildlife, Priority Habitats and Species website: http://wdfw.wa.gov/mapping/phs/ or at our office website: http://www.fws.gov/wafwo/species_new.html. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether or not the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species, and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:
http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.). You may visit our website at http://www.fws.gov/pacific/eagle/for information on disturbance or take of the species and information on how to get a permit and what current guidelines and regulations are. Some projects affecting these species may require development of an eagle conservation plan: (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Also be aware that all marine mammals are protected under the Marine Mammal Protection Act (MMPA). The MMPA prohibits, with certain exceptions, the "take" of marine mammals in U.S. waters and by U.S. citizens on the high seas. The importation of marine mammals and marine mammal products into the U.S. is also prohibited. More information can be found on the MMPA website: http://www.nmfs.noaa.gov/pr/laws/mmpa/.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Related website:
National Marine Fisheries Service: http://www.nwr.noaa.gov/protected_species/species_list/species_lists.html

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Washington Fish And Wildlife Office
510 Desmond Drive Se, Suite 102
Lacey, WA 98503-1263
(360) 753-9440

Project Summary

Consultation Code: 01EWFW00-2022-SLI-0027
Event Code: Some(01EWFW00-2022-E-00106)
Project Name: Hoetger Residence
Project Type: DEVELOPMENT
Project Description: Construction of a new single family residence and accessory dwelling unit (ADU) with associated gravel access road, septic system and private well.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@47.3846765,-122.48814565709257,14z

Counties: King County, Washington

Endangered Species Act Species

There is a total of 4 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Marbled Murrelet *Brachyramphus marmoratus* Population: U.S.A. (CA, OR, WA) There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/4467	Threatened
Streaked Horned Lark *Eremophila alpestris strigata* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7268	Threatened
Yellow-billed Cuckoo *Coccyzus americanus* Population: Western U.S. DPS There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

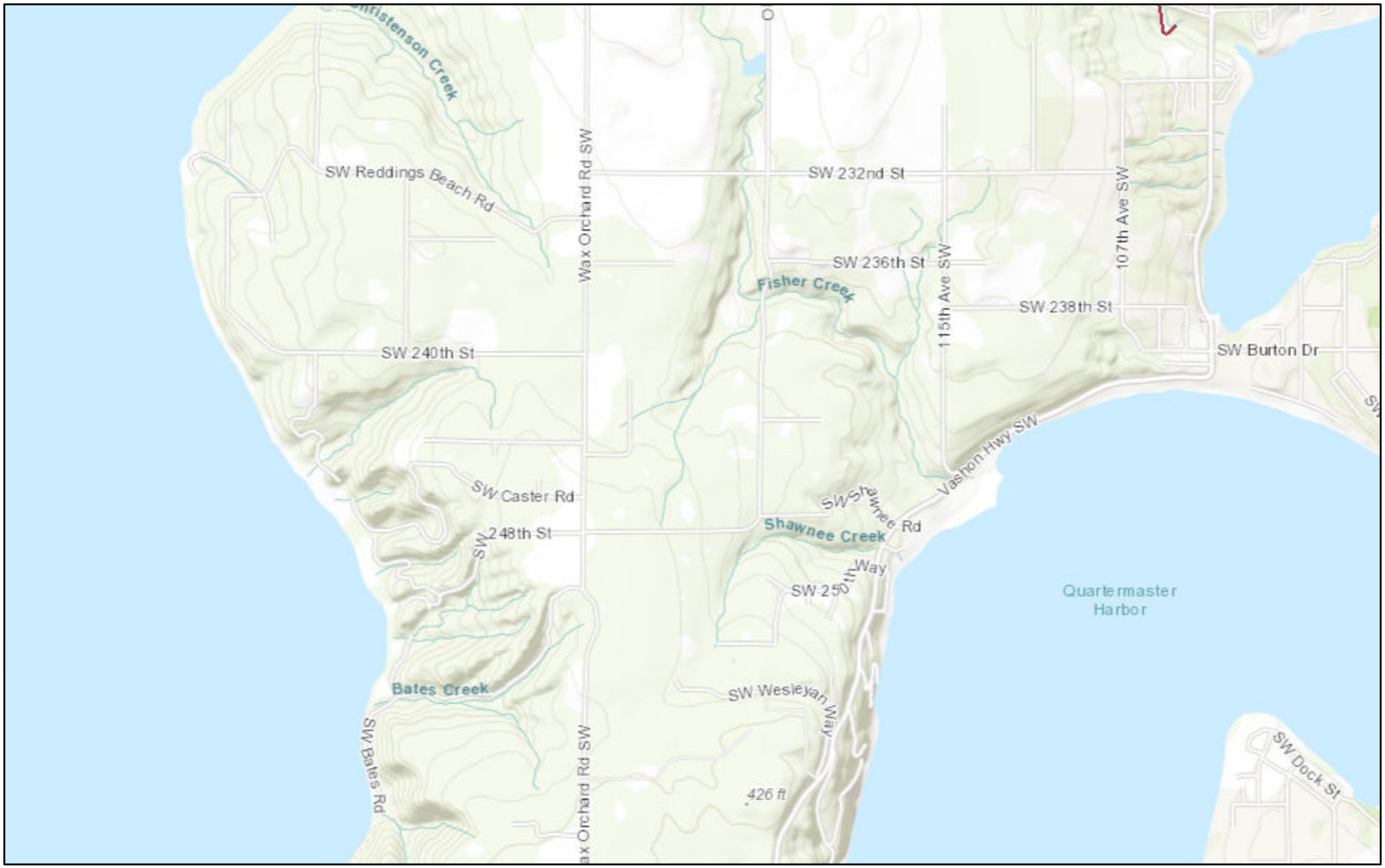
Fishes

NAME	STATUS
Bull Trout *Salvelinus confluentus* Population: U.S.A., conterminous, lower 48 states There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/8212	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

StreamNet



10/17/2021, 12:14:58 PM

1:36,112

0 0.2 0.4 0.8 mi

0 0.33 0.65 1.3 km

Trends_Lines
- Spawner Counts
- Redd Counts
- Est.of Spawning Pop.
- Freshwater Landings
- Dam/Weir Counts
- Juvenile Abundance
- Spawner/Recruit Est.
- Hatchery Returns

Trends_Points
- Dam / Weir Counts
- Marine Landings
- Freshwater Landings
- Est.of Spawning Pop.
- Fish Counts

Bureau of Land Management, Esri Canada, Esri, HERE, Garmin,

web user

StreamNet, Pacific States Marine Fisheries Commission

DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, SEATTLE DISTRICT
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

Regulatory Branch March 23, 2021

Mr. Jason Hoetger
15637 Eddy Creek Way
Apple Valley, Minnesota 55124

Reference: NWS-2020-495
Hoetger, Jason

Dear Mr. Hoetger:

On March 12, 2021, we conducted a review of your King County Critical Area Study letter and report dated May 5, 2016, for the property at 24430 Old Mill Road, Vashon Island, King County, Washington in response to your request for verification of the jurisdictional limits of waters of the U.S. in the review area as shown on the enclosed drawings dated June 1, 2019. The U.S. Army Corps of Engineers has determined that Wetland B is not a water of the U.S. because it is an excluded non-water of the U.S. per 33 CFR Part 328.3 (b). As such, work that would occur within this area does not require Department of the Army authorization under Section 404 of the Clean Water Act. This determination applies only to the review area. Other waters and wetlands that occur on this property outside the review area are not the subject of this determination.

Other state and local regulations may still apply to this wetland. For example, the Washington State Department of Ecology (Ecology) may regulate these wetlands. For information on how to obtain State approval for your project, you should contact Ecology's Federal Permit Coordinator at ecyrefedpermits@ecy.wa.gov or at (360) 407-6068. Information regarding State permitting requirements can also be found at the following website: https://ecology.wa.gov/Water-Shorelines/Wetlands/Regulations. We are sending a copy of this letter to Ecology and to the Environmental Protection Agency's Aquatic Resources Unit.

This approved jurisdictional determination is valid for a period of five years from the date of this letter unless new information warrants revisions of the determination. A copy of this jurisdictional determination, dated March 16, 2021, can be found on our website at www.nws.usace.army.mil select "Regulatory Branch, Permit Information" and then "Jurisdictional Determinations". If you object to this determination, you may request an administrative appeal under our regulations (33 Code of Federal Regulations, Part 331) as described in the enclosed *Notification of Administrative Appeal Options and Process and Request for Appeal* form.

A copy of this letter with drawings will be furnished to Mr. Doug Littauer at doug@salixenvironmentalservices.com. Please note that there are other waters and wetlands located on this property. No determination has been made regarding whether or not those features are waters of the U.S. If you propose to do work in other waters and wetlands located on this property, you should contact the Corps prior to commencing work to determine permit requirements. If you have any questions, please contact Ms. Amanda Nadjkovic at amanda.n.nadjkovic@usace.army.mil or at (206) 316-3156.

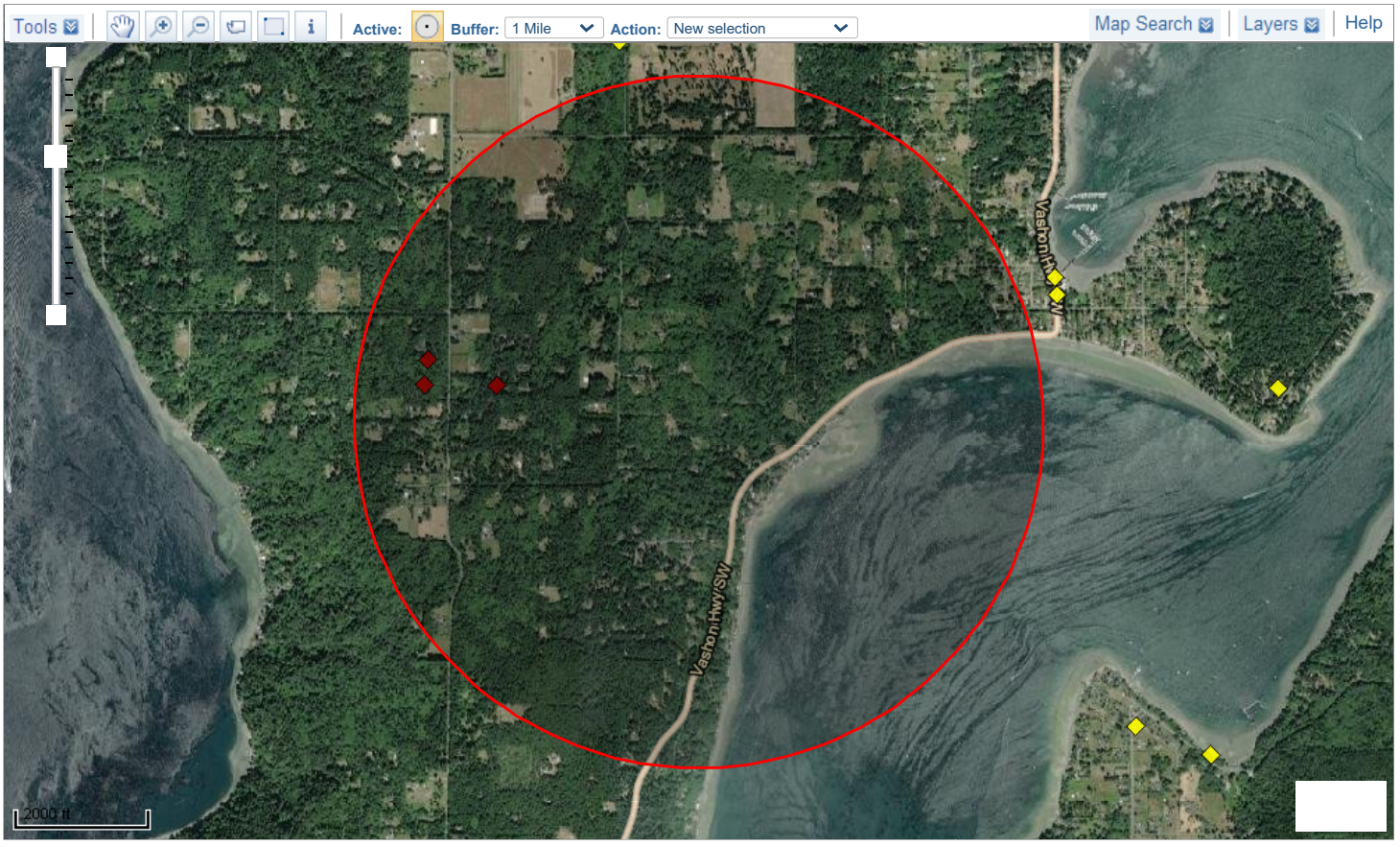
Sincerely,

Kristina G. Tong

Kristina G. Tong, Section Chief
Regulatory Branch

Enclosures

Appendix E: Environmental Regulatory Database Review



Go back Show Facility/Site(s)

Show Search Criteria | Edit Search Criteria | MapAll | Export

Facility Site records:

Id	Name	Address	City	State	ZIP
9795227	King Cnty Sheriff Dept 129th Ave	24224 129TH AVE SW	VASHON ISLAND	WA	98070
95358	Kleinke/Wheeler Clearing & Grading		VASHON	WA	98070
15976114	MAURY ISLAND REGIONAL PARK	SW 244TH ST	VASHON	WA	98070

First Prev Page 1 of 1 (3 Items) Next Last

EnviroMapper

Home | Help

Search Place: 24426 Old Mill Rd SW, Vashon, Washington, 98070

Basemap Tools More Data Search Enviro

Clear

Select EPA program system(s) to map:

- Air Pollution (ICIS-AIR)(0)
- Superfund Sites (NPL)(0)
- Toxic Releases (TRI)(0)
- Hazardous Waste (RCRAInfo)(2)
- Water Dischargers (NPDES)(2)
- Brownfields (ACRES)(0)
- Biennial Reporting (BR)(0)
- Toxic Substances Control Act (TSCA)(0)

View:

All 20 per page

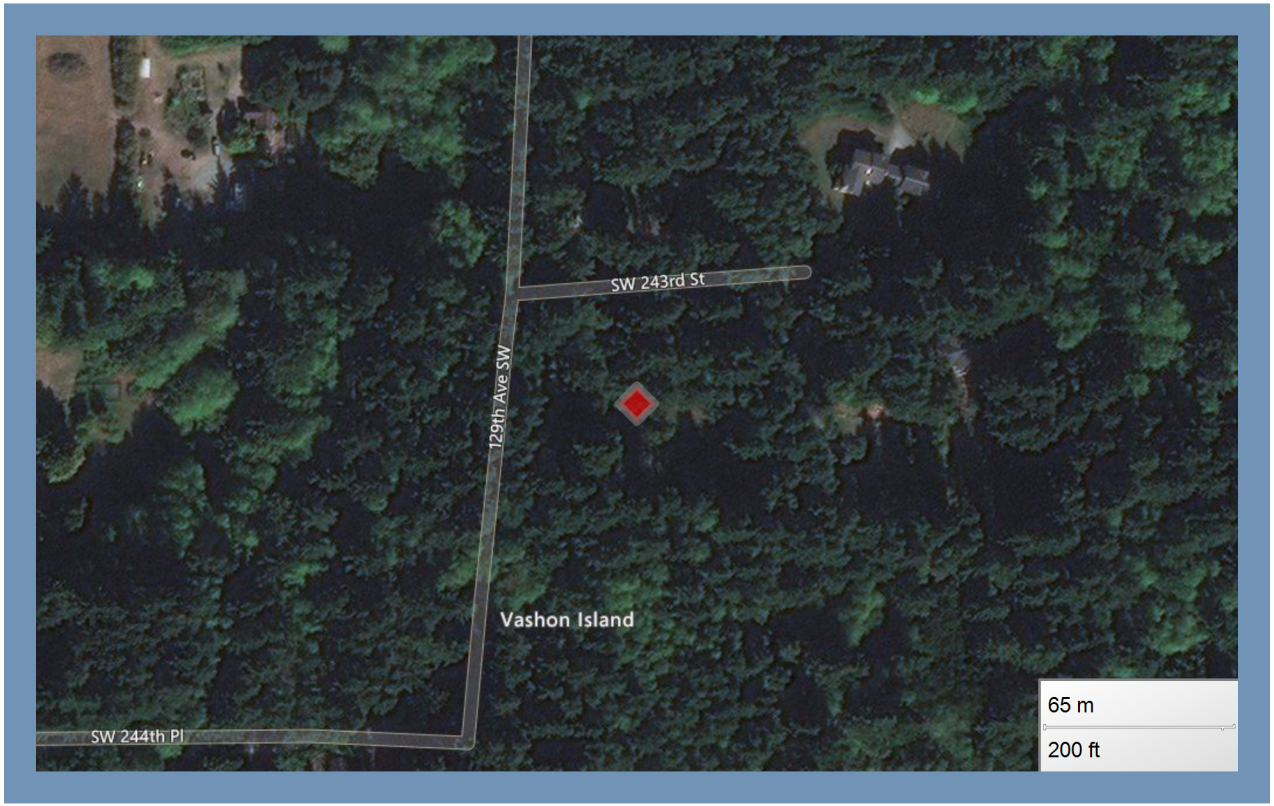
Single facility

Clustered facilities

Download

Facility/Site: King Cnty Sheriff Dept 129th Ave 9795227

Also known as: KING CNTY SHERIFF DEPT 129TH AVE



Address

24224 129TH AVE SW

VASHON ISLAND WA 98070

Decimal Coordinates

Latitude: 47.38597

Longitude: -122.5004

Geographic Information

Ecology Region: NWRO | Legislative District: 34 | WRIA: 15

County: King | Congressional District: 7 | Tribal Land: No

Ecology Interactions

Interaction Description	Ecology Program	Ecology Program Phone	Program ID	Start Date	End Date
Hazardous Waste Generator	HAZWASTE	(360) 407-6734	WAH000029353	8/9/2006	9/14/2009

Industrial Codes (External Links Below)

NAICS Code	NAICS Description
92411	ADMINISTRATION OF AIR AND WATER RESO

No SIC information is available for this facility site.

Facility/Site: Kleinke/Wheeler Clearing & Grading 95358

Also known as: Kleinke/Wheeler Clearing & Grading

Address

Vashon WA 98070

Decimal Coordinates

Latitude: 47.38601

Longitude: -122.50485

Geographic Information

Ecology Region: NWRO | Legislative District: 34 | WRIA: 15

County: King | Congressional District: 7 | Tribal Land: No

Ecology Interactions

Interaction Description	Ecology Program	Ecology Program Phone	Program ID	Start Date	End Date
Voluntary Cleanup Sites	TOXICS	(360) 407-7224	NW3303	2/16/2021	
State Cleanup Site	TOXICS	(360) 407-7224		1/21/2021	

Industrial Codes (External Links Below)

NAICS Code	NAICS Description
331314	Secondary Smelting and Alloying of A
99999	Nonclassifiable Establishments

No SIC information is available for this facility site.

Facility/Site: MAURY ISLAND REGIONAL PARK 15976114

Also known as: MAURY ISLAND REGIONAL PARK

Address

SW 244TH ST

VASHON WA 98070

Decimal Coordinates

Latitude: 47.38705

Longitude: -122.50466

Geographic Information

Ecology Region: NWRO | Legislative District: 34 | WRIA: 15

County: King | Congressional District: 7 | Tribal Land: No

Ecology Interactions

Interaction Description	Ecology Program	Ecology Program Phone	Program ID	Start Date	End Date
State Cleanup Site	TOXICS	(360) 407-7224		5/30/2007	
Voluntary Cleanup Sites	TOXICS	(360) 407-7224	NW0736	7/24/2001	7/19/2006

Industrial Codes (External Links Below)

No NAICS information is available for this facility site.

No SIC information is available for this facility site.

Related Topics: Envirofacts

FRS

FRS Facility Detail Report

KING CNTY SHERIFF DEPT 129TH AVE

EPA Registry Id: 110045001582
24224 129TH AVE SW
VASHON ISLAND, WA 98070

Legend

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

Report an Error

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	KING CNTY SHERIFF DEPT 129TH AVE	WAH000029353	UNSPECIFIED UNIVERSE (N)	RCRAINFO		

Additional EPA Reports: MyEnvironment Enforcement and Compliance Site Demographics Facility Coordinates Viewer Environmental Justice Map Viewer Watershed Report

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region:	10
Duns Number:	
Congressional District Number:	07
Legislative District Number:	
HUC Code/Watershed:	17110019 / PUGET SOUND
US Mexico Border Indicator:	
Federal Facility:	NO
Tribal Land:	NO

Alternative Names

No Alternative Names returned.

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OPERATOR	KING COUNTY SHERIFF DEPARTMENT		RCRAINFO	View
OWNER	DONALD PHELPS		RCRAINFO	View

National Industry Classification System Codes (NAICS)

Data Source	NAICS Code	Description	Primary
RCRAINFO	92411	ADMINISTRATION OF AIR AND WATER RESOURCE AND SOLID WASTE MANAGEMENT PROGRAMS	

Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
FACILITY MAILING ADDRESS	516 THIRD AVE	SEATTLE	WA	98104	RCRAINFO
OPERATOR	516 3RD AVE	SEATTLE	WA	98104	RCRAINFO
REGULATORY CONTACT	516 3RD AVE	SEATTLE	WA	98104	RCRAINFO
OWNER	24224 129TH AVE SW	VASHON ISLAND	WA	98070	RCRAINFO

Contacts

Affiliation Type	Full Name	Office Phone	Information System	Mailing Address
REGULATORY CONTACT	SGT FLANNIGAN	206-296-4226	RCRAINFO	View

Query executed on: OCT-19-2021

Last updated on September 24, 2015