

# **SEPA ENVIRONMENTAL CHECKLIST**

## Felix Single-Family Residential Development

### ***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**

1. Name of proposed project, if applicable:

Felix Single-Family Residential Development

2. Name of applicant:

Randquist (Felix), Richard & Charmaine (owners)

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

Randquist/Felix  
233 S 163<sup>rd</sup> Street  
Burien, WA 98148  
nwdesign.davis@gmail.com

4. Date checklist prepared:

January 17, 2023

5. Agency requesting checklist:

King County  
Department of Local Services  
35030 SE Douglas St.  
Suite 210  
Snoqualmie, WA 98065

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

The lot is 42,965 square feet (0.986 acre) in area and is currently vacant. The house construction shall start upon the final building permit approval from the Department of Local Services, Permitting Division of King County. The expected construction timing is Spring 2023.

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

No. The application is for construction of a single-family house with accessories, e.g. driveway, walkway, in one-time construction activity.



## **B. Environmental Elements**

### **1. Earth**

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other **general forested**

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

5 to 20%, the site slopes west to east.

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.

The Geotech Report references the SCS (Soil Conservation Survey) and identifies the site soils as Alderwood gravelly sandy loam (*AgB* and *AgC*). Described as a discontinued thin veneer of recessional sand and gravel overlies glacial till or hardpan at the site. Based on the test pit excavations conducted, the surface stripping depth ranges from approximately 4 to 8 inches, where stripping depth of up to 2 feet may occur in depressions. The underlying glacial till encountered in the explorations ranged between 1.0 to 3.5 feet below the existing ground surface.

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

None has been reported, and it is verified by the adjacent property owner.

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.

Approximately 16,900 square feet of land to be disturbed for the construction of the house and to install the access driveway. More than 50% of the disturbed area will remain impervious and will be converted to re-planting and landscape areas. Please review the Critical Areas Study by Altmann Oliver Associate, LLC, submitted separately.

The site fill sections are mostly to support the 10-foot wide driveway with side slopes not to exceed 3:1 slope. Earthwork quantities: Fill= 150 cubic yards  
Cut= 10 cubic yards

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

Temporary erosion may take place during earthwork activities due to temporary exposed soils in a limited boundary.

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

About 18% of the total lot area will be covered by the house roof frame, access driveway, and pathway.

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

Temporary erosion and sediment control measures will be in place during construction activities to prevent any sediment tracking to outside the designated area. Additional erosion mitigation measures shall be place to protect the disturbed ground from excessive eroding, as needed.

## **2. Air**

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.

Construction vehicles and machineries used for the completion of the project will emit carbon dioxide into the air during operation. Dust may be expected from the excavation activities and for the transport of the materials to the construction site.

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

No. The proposal is for a single-family residential development.

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

The vehicle and machinery operators will be encouraged to turn off the engines while not being used. Water spray will be used to control any dust generated from the excavation process.

### 3. Water

#### a. Surface Water:

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

The property was reviewed for a Critical Areas Designation (CAD) by the King County Permitting Division and the result was that the parcel contains a Category III Wetland by a Wetland Report prepared by Altmann Oliver Associates, Inc. The buffer associated with Category III wetlands is 80 feet; and all structures must meet additional 15-foot building setback beyond the buffer.

The surface runoff from the project area reaches Lake Dolloff by means of subsurface flow.

- 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, the entire parcel is within 200 feet of a Class III Wetland. The project site is host to a Category III wetland however, the proposed land disturbance area will be outside the wetland buffer zone. According to the Critical Areas Study, approximately 1186 square feet of encroachment will take place onsite and 495 square feet offsite area which will impact the wetland buffer.

- 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.

There will be no dredging of any kind and there will be no encroachment onto the boundary of the wetland itself. The land disturbance encroachment will take place within the 80-foot buffer zone of the wetland area.

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

No. The development will not impact surface water withdrawals or diversion. The surface runoff from the current site condition is in the form of sheet flow over vegetated surfaces. A new defined system is proposed to collect and/or convey runoff from the house structures to a gravel filled trench. The surface runoff from the access driveway area will be collected and discharged at an existing roadside pipe culvert.

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

The Wetland Report prepared by Altmann Oliver Association, Inc. (dated January 4, 2021) was intended to review, locate, and define the wetland classification. No attempt is taken to study or identify if the project site lies within a 100-year floodplain zone or not.

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, the proposed development will not discharge waste materials to surface waters.

b. Ground Water:

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, the residence's supply of water will be provided by Lake Haven Water District.

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.

The proposed single-family residence will be on individual on-site domestic sewage system to include a 1,500 gallon septic tank and drainfield. The septic tank's solids will be pumped to empty by private collectors as needed.

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 source of surface stormwater runoff will be the rainfall precipitation. There was no natural spring or groundwater seepage detected on the property during the field visits by different professional consultants of the project.

The stormwater management requirements for the new development follow the design requirements of the King County for such development.

The surface runoff from the house roof area will be collected by downspouts and tight-lined to a drainage pipe which discharges to an infiltration trench with stubout to the public storm sewer. The surface runoff from the asphalt driveway will be collected separately and discharged directly to the existing pipe culvert via an inlet.

In brief the natural point of outfall for the drainage condition remains the same for post-developed condition as the pre-development condition.

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

No. The proposal is for single-family residential development on public water and private sewer system.

During construction, pollution control measures shall be followed to ensure that no liquid hazards products or contaminated water enters the storm drainage system or otherwise leaves the designated construction area.

No storage of hazardous materials shall be allowed onsite. All excessive concrete will be washed out into a temporary storage tank. No wash out other than in designated containers shall be allowed.

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

No. The drainage condition for the developed project will follow the existing terrain and condition to the extent possible. No diversion of runoff other than its natural course is expected for the developed project. The drainage condition for the developed project will remain within the same current sub-basins and the points of outfall will remain at natural locations as the pre-developed condition.

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

Surface runoff from the new house roof-print will be collected by series of tight-lined downspouts and private yard drains. Stormwater low impact (LID) infiltration trench for downspouts and a drywell option for footing-drains are being introduced. The proposed infiltration will allow runoff to infiltrate into the ground before overflowing into an overflow pipe connection.

#### 4. **Plants**

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: **blackberry, cottonwood**

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

The project requires the removal of 116 s.f. of wetland and 1,681 s.f. of wetland buffer that is degraded and consists primarily of invasive Himalayan blackberry and reed canarygrass. Vegetation removal for the house and yard outside of the buffer consists primarily of mixed upland forest and brushy areas.

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:

All degraded wetland and buffer areas on the site outside of the clearing limits will be enhanced with native plantings to increase the structural and plant species diversity.

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

Invasive species on the site include Himalayan blackberry, reed canarygrass, and yellow arch angel.

## 5. *Animals*

- 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: sparrows, black birds  
mammals: deer, bear, elk, beaver, other: likely a variety of rodents and o  
small mammals typical of  
suburban environments  
fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

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

None is known.

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

Site is within the Pacific Flyway but no other local migration routes known.

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

A mitigation plan has been designed to remove invasive plant species and re-plant the wetland and buffer with a variety of native tree and shrub species to increase wildlife habitat quality on the site.

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

None is known.

## 6. *Energy and Natural Resources*

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The source of power will be electric for heating. Installing solar energy source is not in the scope of the proposed development.

During construction some machinery may operate on gasoline fuel.

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

No, the development will not impact use of solar energy by the adjacent property.

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

The required energy codes and conservation features are incorporated into the design of the proposed house. The proposed house construction plans comply with the 2018 International Residential Code.

## **7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

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

The site has been visited by the Geotechnical Engineer, Surveyor, Civil Engineer, and the wetland specialist of the project and there has been no report or observation of any possible contamination on the property.

The exploration borings performed by the Geotechnical Engineering consultant revealed no record of any contamination in the sample logs.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no underground hazardous liquid or gas transmission pipelines within the site or the adjacent properties.

There are no existing hazardous chemicals or condition at the project site observed during the field visits or search of available public records.

- 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.

During construction, pollution control measures shall be followed to ensure that no liquid hazards products or contaminated water enters the storm drainage system or otherwise leaves the designated construction area.

No storage of hazardous materials shall be allowed onsite. All excessive concrete will be washed out into a temporary storage tank. No wash out other than in designated containers shall be allowed.

The property will be developed as single-family residential use and there will not be any toxic or hazardous chemicals that might be stored, used, or produced during the life of the development.

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

Fire truck emergency vehicle services will be required during the construction phase and during the life of the project.

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

During the construction phase and in the event of a spill of any hazardous materials, all cleanups will be performed per the Department of Ecology requirements.

*b. Noise*

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

The proposed project is in a residential neighborhood. The sources of noise are from the low-vehicular traffic on 32<sup>nd</sup> Avenue South.

There is no business operation in the vicinity of the project that might be a potential for noise.

- 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.

On a short-term basis, operation of machineries for the completion of the project will temporarily increase the level of noise during working hours. Additional traffic noise is expected from trucks delivering construction materials.

On a long-term basis, the noise level will be limited to passenger cars and delivery trucks.

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

Construction-related noise will be allowed:

- 7 a.m. to 6 p.m. on weekdays
- 9 a.m. to 6 p.m. on Saturdays

Construction-related noise will not be allowed:

- Outside of allowable hours
- Legal holidays
- Sundays

## 8. Land and Shoreline Use

- 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 lot is currently vacant, the current use of the adjacent properties is single-family residential. The open space lot adjacent to the property on the north side is an undeveloped right-of-way and belongs to the King County Roads.

Once the project was approved, there would be a single-family house for residential use. The developed project will have no effect on the current land uses adjacent to the property.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has been a single-family residential zone since it was established. There are no records of any use of the land for farmlands or working forest prior to recorded lot however, the land terrain would not be suitable as a farmland and past use of working forest would be unlikely. Most likely the previous use of the existing land was urban forested.

- 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:

There are a few blocks of open space in the immediate vicinity of the project site, including a King County park two blocks away. However, there are no working farms or forest land business operations in the vicinity of the site that might be affected by the development of the proposed project. See map under Appendix 'A'.

- c. Describe any structures on the site.

There is no structure on the property.

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

No, There is no existing structure on the site.

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

R-4

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

Urban Residential Medium 4-12 du/ac, see attached map in Appendix 'A'

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

If applicable, Residential-Medium.

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

Yes, eastern portion of the property is host to Class III Wetland.

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

The proposal is to establish a new single-family residential housing on the current parcel. The new house will be occupied by an average-size family household.

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

None, the property is currently undeveloped.

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

None, the proposal will not result in displacement of people.

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

The proposal is to establish a single-family residential structure as rights. The required construction plans will be reviewed by the King County, Department of Local Services for construction permits.

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

None, the proposal site is not in the vicinity of any agricultural or forest lands of long-term commercial significant. See attached map under Appendix 'A'

## **9. Housing**

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

The proposal is to construct one single-family residential structure and access driveway. Reviewing the building design plans and elevation indicates a high-middle income housing.

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

None, there is no structure on the property.

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

None. The proposal is to create a new single-family residence to accommodate the area housing demand.

## **10. Aesthetics**

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

The current zoning allows a maximum of 35 feet height measured above the average building elevation. The house building design and its height limitation will be reviewed by the building permit application for comments.

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

None. The property has no territorial view and the proposed development will be confined to the required zoning setbacks and natural buffer. No obstruction of any view will be expected.

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

All disturbed pervious areas outside the house foot-print and the access driveway will be landscaped, re-planted, and re-vegetated. The design of the future houses will be site specific to meet the existing terrain and landscape.

## **11. Light and Glare**

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

The house outside and outdoor lights will be used in the evening and at night hours.

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

No. The outdoor lights will not cause any safety hazard or interfere with any views.

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

None, there is no source of off-site sources of light except street lighting.

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

The house outdoor lights will be shielded to reduce glare.

## **12. Recreation**

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

Lake Dolloff is located less than a mile to the north, North Lake is located approximately two miles to the south.

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

No. The proposed project will not cause displace of any existing recreational uses.

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

None. The proposal will not reduce or control any recreational opportunity

### **13. Historic and cultural preservation**

- 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.

No. The lot is currently vacant with no sign of any previous land disturbance observed, and is not listed or eligible for listing in national, state, or local preservation registers. The property is surrounded by standard single-family residential development. It would be unlikely that any of the adjacent lots and current housing structures were eligible for any preservation registering.

- 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.

No. There are no landmarks, features, or other evidence that the site might have a historic use, be an old cemetery, or have cultural importance to Indian tribes.

- 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.

None required. The site has no history of cultural importance.

- 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.

None required. No adverse changes or disturbance to resources will result from the proposed development.

### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The public street serving the site is 32<sup>nd</sup> Avenue NE. Highway I-5 access ramp is less than four miles from the subject property.

The access from the existing parcel to the public street will be provided by a private driveway.

- 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, there are no public transit stops within ¼ mile of the property.

- 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 an attached garage space and at least one onsite spaces on the auto-court area available.

- 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. Street or frontage improvement is not required for completion of the proposed project.

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

No. The project site is not in the vicinity of water, rail, or air transportation.

- 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?

The completed project will generate total of 1.02 vehicular trips for weekday, p.m. Peak Hour of generation with zero percent truck volume. The source is ITE Trip Generation Manual for Single-Family Detached Housing.

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

No. The project location is not associated with any transit movement of agricultural and forest products on the roadway in the area. See map under Appendix 'A'.

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

Traffic Impact Fee will be assessed and collected by the Permitting Division of King County as part of the approval process.

**15. Public Services**

- 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.

The residence will require fire and police and; emergency response services. The property address falls under the South King Fire and Rescuse team. The new family household will increase the demand for the school district.

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

Property taxes collected from the new developed property will control the direct impact of the emergency services and the school system.

**16. Utilities**

- a. Circle utilities currently available at the site:

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

- 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.

Power: Puget Sound Energy (PSE)  
Water: Lake Haven Water and Sewer District  
Sewer: Private Septic System  
Storm: King County

**C. Signature**

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

Signature: Reza Golampor

Name of signee Reza Golampor, PE

Position and Agency/Organization Principal, Reza Golampor, PE Corporation

Date Submitted: January 19, 2023

**(N/A) D. Supplemental sheet for nonproject actions**

**(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.

## APPENDIX 'A'

Vicinity Map

Legal Description

Land Use Map

Agriculture and Forest Land Map

King County Sub-Basins Drainage Map

Critical Areas Review Map

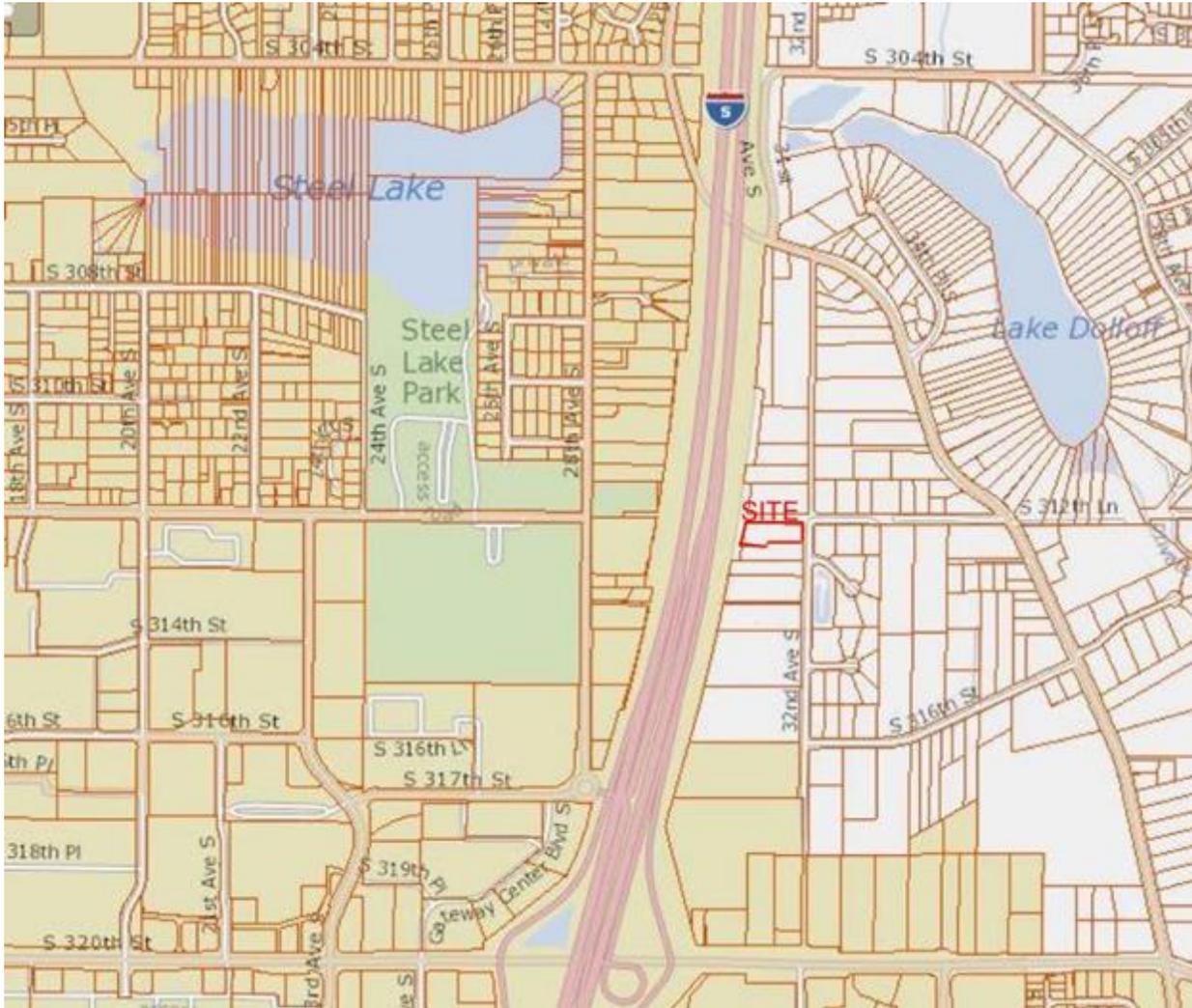
King County iMap Records:

Stormwater Services  
Flood Plain Map  
Area Topography



View of the project site current vegetated ground cover (from street view looking west)

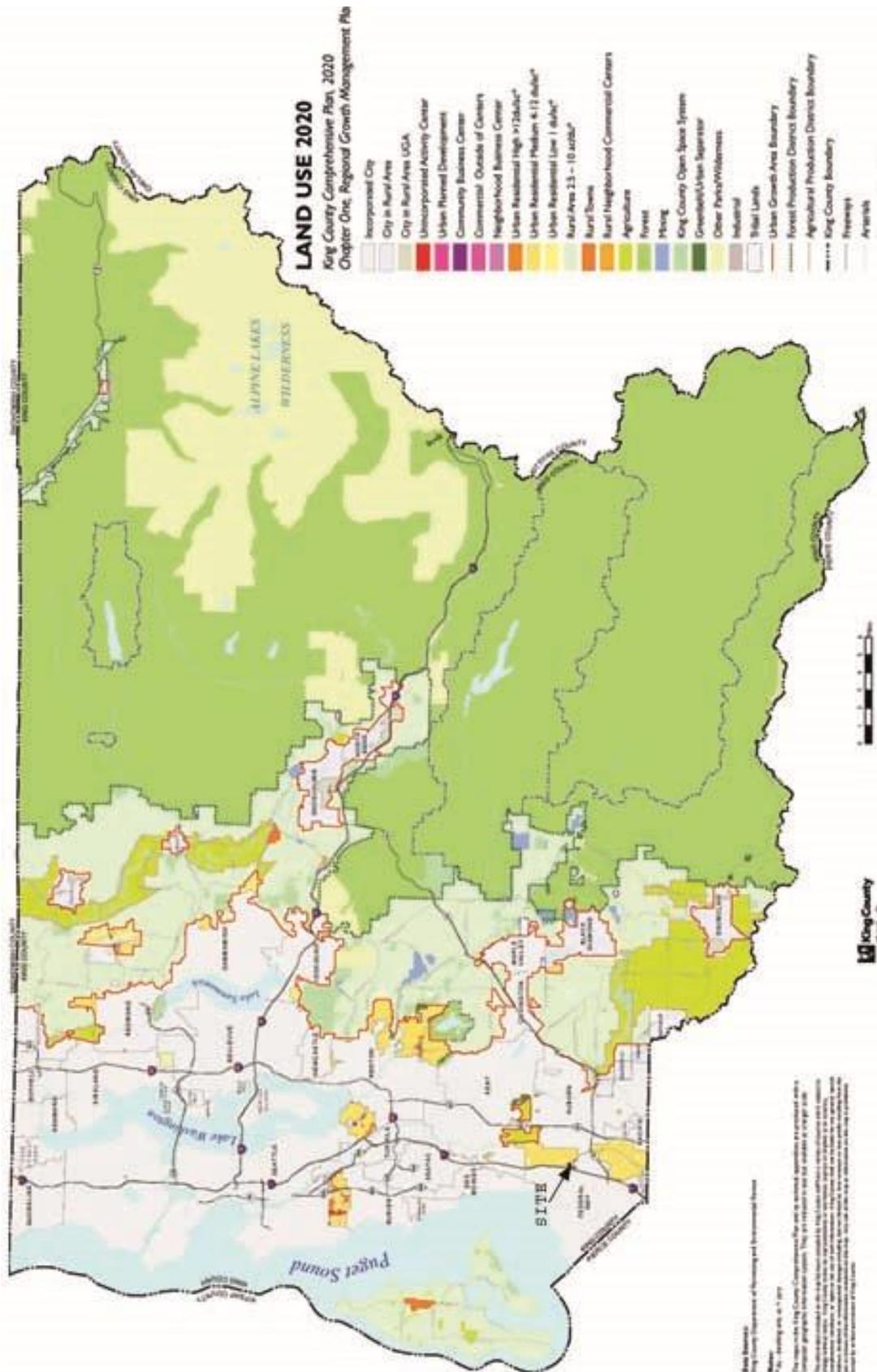
## Felix Single-Family Development



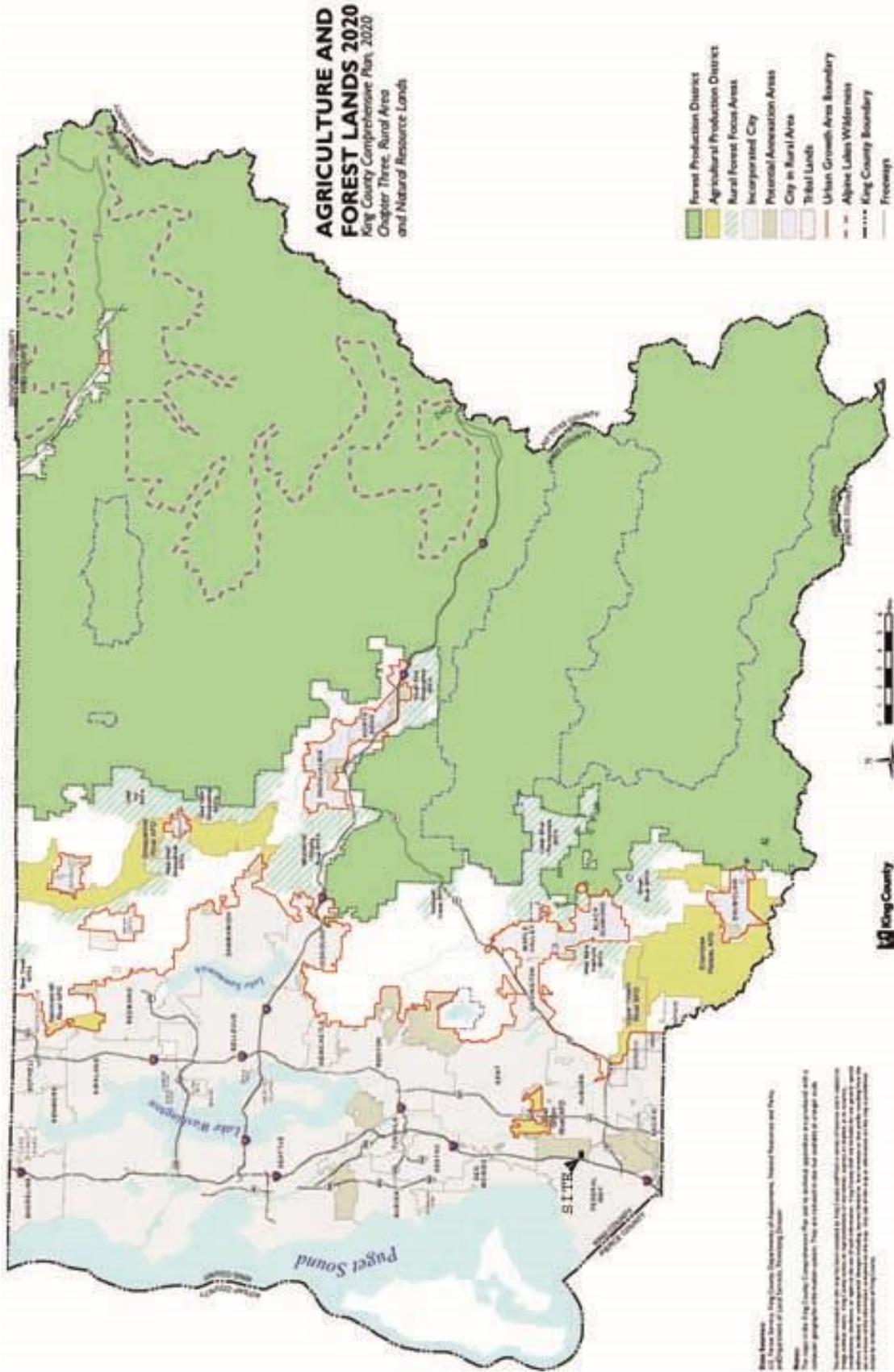
Vicinity Map  
(not to scale)

### Property Legal Description

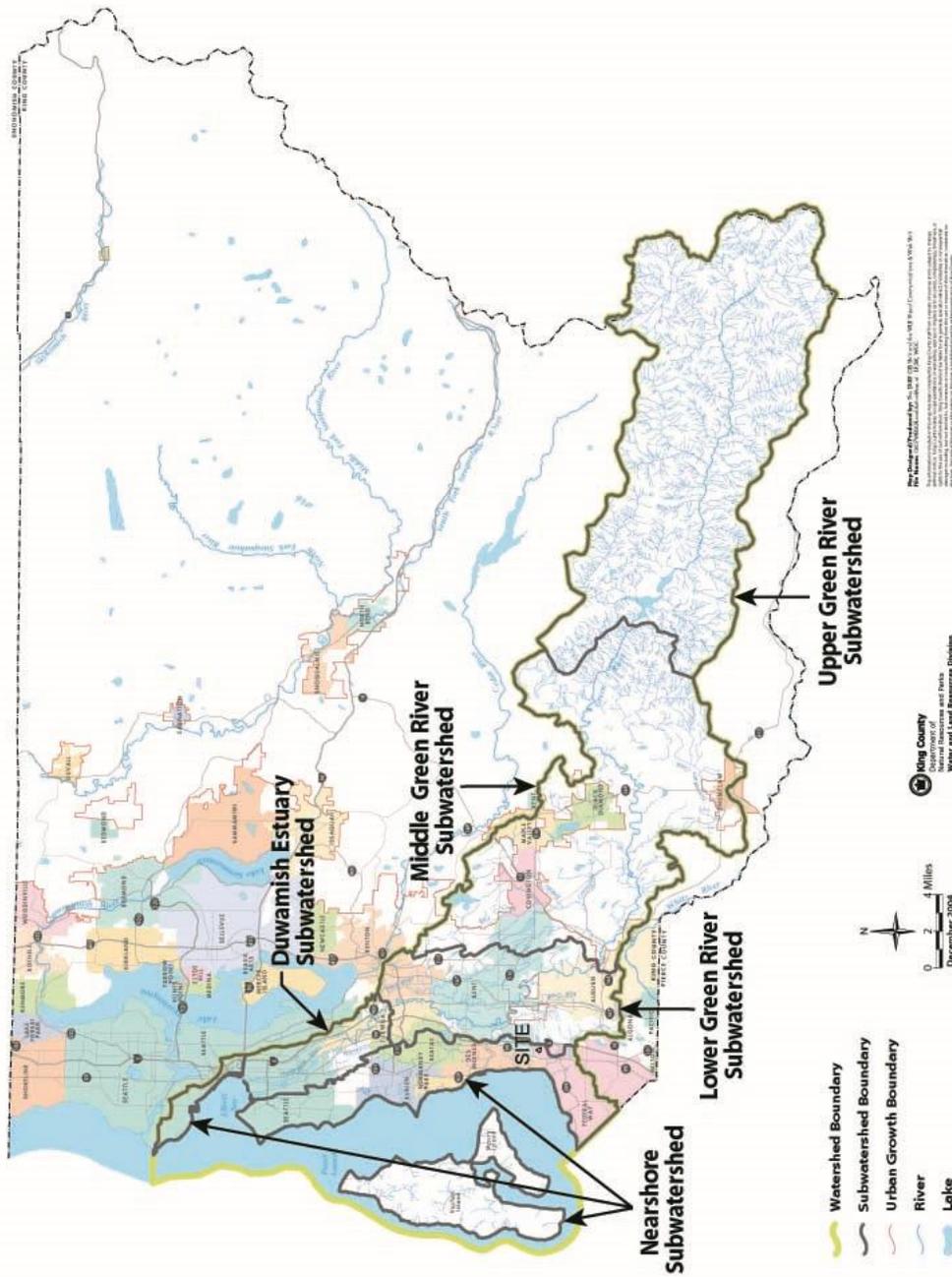
**POR NE QTR OF SE QTR STR 09-21-04 LY NORTH OF N LINE OF S 2.5 ACRES OF N 7.5 ACRES OF SD SUBD LESS N 30 FT CONV TO KING CO FOR ROAD (S 312TH ST) BY DEED UNDER REC NO 9865521 & LESS E 30 FT & THAT POR NE QTR SE QTR LY WEST OF ELY LINE PRIMARY ST HWY NO 1 (SR-5) CONV TO STATE OF WA BY DEED UNDER REC NO 5058062 & LESS S 20 FT OF W 214.70 FT OF E 244.70 FT OF N 5 ACS OF SD NE 1/4 OF SE 1/4 - AKA PCL A OF KCLLA #L94L0078 REC #9409269012**



King County Comprehensive Plan



King County Agriculture and Forest Lands



King County Sub-Basins Drainage Map



Altmann Oliver Associates, LLC  
PO Box 378 Corvallis, WA 97331 Office (503) 335-6535 Fax (503) 335-5599

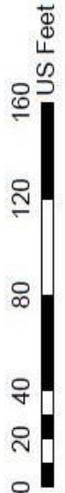
CADS20-0357

Critical Areas located within the parcel:  
Category III Wetland

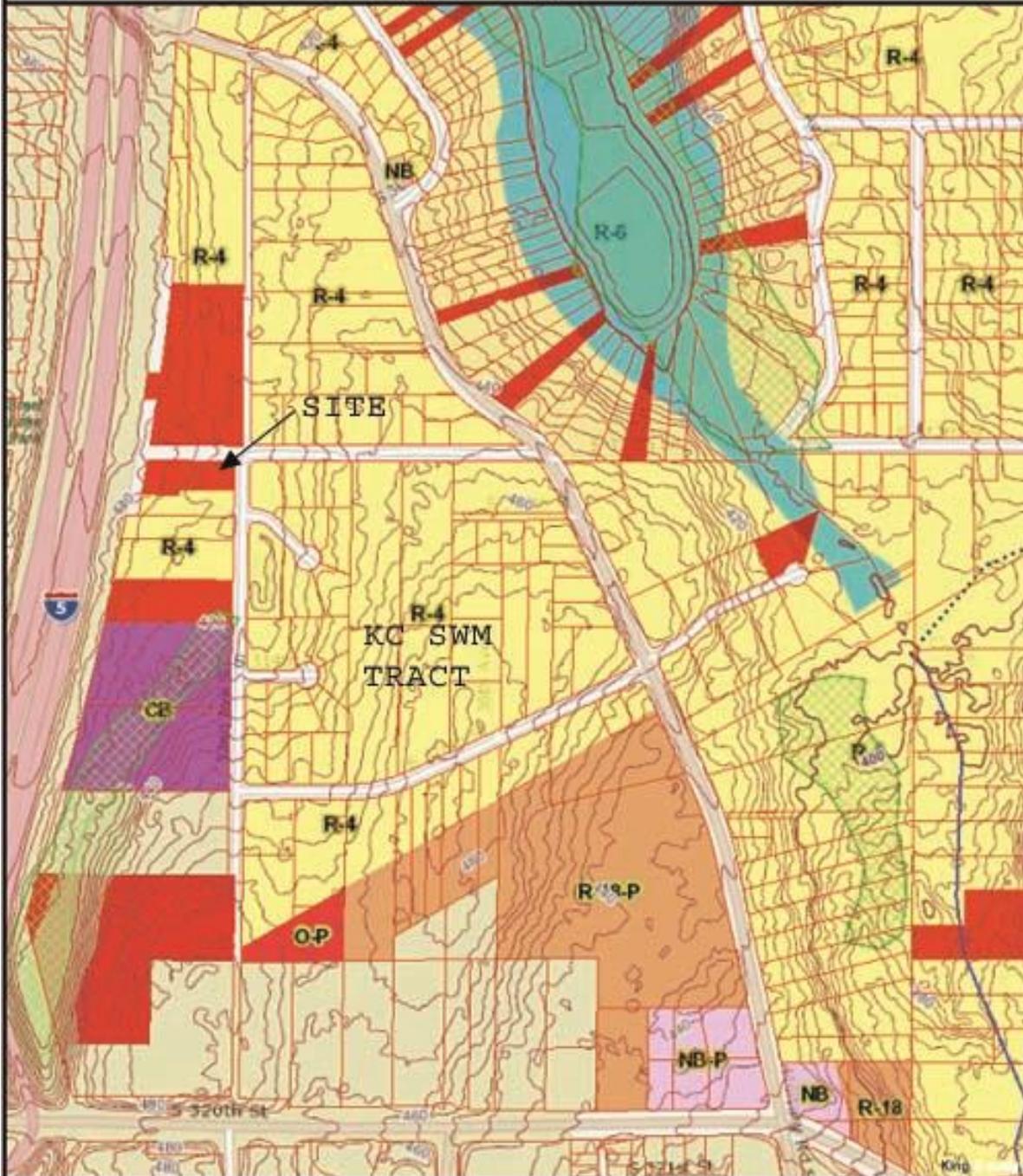


- Subject Property Parcel: 092104-9022
- Approximate Wetland A Cat. III
- Approximate 80' Standard Buffer
- Approximate 15' Building Setback for Standard Buffer

Map prepared by Altmann Oliver Associates, LLC



# King County iMap



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Date: 1/17/2023 Notes:

Stormwater Services	
Flood Plain (Dolloff Lake)	
Zoning Map	R-4 