

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable: **22306 SE 464th Street**
2. Name of applicant: **Peter & Lisa Schmidt**
3. Address and phone number of applicant and contact person: **Peter Schmidt, 36515 249th Avenue SE, Enumclaw, WA 98022, (206) 295-4000**
4. Date checklist prepared: **February 5, 2021**
5. Agency requesting checklist: **King Co., Dept. of Local Services, Permitting Division**
6. Proposed timing or schedule (including phasing, if applicable): **Q3, Q4 2020**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Critical Area Report – Parcel #2820069034 (NE portion of parcel). Sewall Wetland Consulting, Inc., Fall City, WA. January 25.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
 - **Clearing and Grading Permit, King County**
 - **Technical Information Report approval, King County**
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.) **Applicant proposes construction of a single family residence, garage, and shop, totaling roughly 7,500 sq. ft. of rooftop coverage and 0.50 acres of paved access driveways. Earthwork operations anticipated to complete the work include import of roughly 3,000 cubic yards of fill.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and

range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The site is located at 221306 SE 464th Street, Enumclaw, WA 98002. It is tax parcel number 2820069034, and legally described as SW 1/4 of SE 1/4 less E 442.02 ft less Co. Rd. – Classified as open space "farm & agricultural" pursuant to RCW 84.34.**

B. Environmental Elements

1. Earth

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)? **2%**

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. **Per the Custom Soil Resource Report for King County Area, Washington the site soils predominantly consist of Buckley gravelly silt loam. A swath of Alderwood gravelly sandy loam is present along the northern property line.**

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

None observed.

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. **About 3000 cubic yards of fill material will be imported to raise the grade of the proposed dwelling. The source of material has not yet been determined.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Most of the work will occur within the interior of the site will little opportunity for runoff to convey sediment to surrounding properties via direct runoff. As with any construction site, there is risk that sediment may be tracked on vehicle tires.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **2.8 percent**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **A construction exit will be installed to mitigate this risk. Perimeter silt fence will be installed adjacent sensitive areas and portions of disturbed area next to adjoining properties.**

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 generated dust, equipment exhaust.

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

None.

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

None.

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.

No water surfaces, but apparent wetlands are within the area along the eastern and central portions of the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. Buffer averaging will be requested. See attached site plan.

- 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.

None.

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

No.

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

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

- b. Ground Water:

- 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.

Not applicable.

- 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.
Residential septic system for one 5-bedroom single family home.

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.
Runoff from construction areas will be dispersed across vegetated areas prior to release from the site. In the event that dispersion cannot mitigate sediment load, collected runoff will be routed to a sediment trap will prior to dispersion.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
No waste materials will be generated.
- 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:

Discharge from new impervious surfaces will be dispersed over vegetated areas.

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

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

Approximately 12.5 acres of the site is active hay field, which is cleared on semi-annual basis. Of the remaining area, approximately 8.5 acres has been previously cleared. To accommodate the proposed site plan, an additional 0.25 acres will be cleared, and 1.0 acre of disturbed wetlands will be restored.

- 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:
Approximately 4.5 acres of existing vegetation will remain undisturbed. 1.0 acre of disturbed wetland area will be restored.
- e. List all noxious weeds and invasive species known to be on or near the site.
None known.

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:
 mammals: deer, bear, elk, beaver, other: small rodents (e.g., squirrels)
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
None known
- c. Is the site part of a migration route? If so, explain.
This portion of King County, as well as the rest of western Washington, is in the migration path of a wide variety of non-tropical songbirds, waterfowl, and other bird species.
- d. Proposed measures to preserve or enhance wildlife, if any:
None proposed
- e. List any invasive animal species known to be on or near the site.
None 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.
Electrical & gas. Gas to be used for heating only.
- 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 proposed

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.

None

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

Not applicable

- 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.

Not applicable

- 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.

Not applicable

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

Not applicable

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

Not applicable

b. Noise

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

The primary source of noise generated external to the site is vehicle traffic on 220th Avenue and 464th Street. No other sources of external noise are evident.

- 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 noise impacts would result from the use and transport of construction equipment during site development. Construction will occur during the daylight hours, and in compliance with applicable noise ordinance.

Long-term impacts would be those associated with typical single-family residential uses.

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

Construction activities will be performed during normal daytime working hours, and will comply with King County noise regulations. No special noise controls are required.

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 site is currently use as a hay field, surrounding properties are of similar agricultural use. This proposal will not affect the land uses on nearby or adjacent properties.

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

Approximately 12.5 acres of the site is active hay field, which is cleared on semi-annual basis. There are no plans to deviate from this use.

- 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.

- c. Describe any structures on the site.

None

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

No

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

A-35

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

Agriculture

- 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.

Yes. King County/WSDOE Class III depressional wetlands.

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

Two

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

None

- k. Proposed measures to avoid or reduce displacement impacts, if any: **None proposed**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None proposed**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None proposed**

9. Housing

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

1 high-end 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:

None proposed

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?

30 feet. Exterior will be stacked-stone and hardiplank siding, with metal roofing.

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

None

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

None proposed

11. Light and Glare

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

None

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

Not applicable

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

None known

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

None proposed

12. Recreation

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

- **Famers Park (King Co.) is located approximately 1.6 miles north of the site (direct line).**
- **Rainier Trails Park (Enumclaw) is located approximately 1.6 miles northeast of the site (direct line).**
- **Boise Creek Park (King Co.) is located approximately 1.5 miles east of the site (direct line).**
- **Foothills Trail head (varies) is located approximately 1.6 miles east of the site (direct line).**
- **White River is located approximately 0.6 miles southwest of the site (direct line).**

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

No

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

None proposed

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

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

A review on available historic aerial photos via Google Earth indicates that the site has operated under its current conditions since at least 1998. Per King County GIS, the site was fully forested in 1936. No known cultural or historic resources have been discovered on or near the project site.

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.

In the event that any cultural or historic artifacts are found during site development construction will cease in that area and the items will be inventoried by a qualified archaeologist in accordance with State regulations.

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 site is a corner lot, fronted by SE 464th Street to the south, and 220th Avenue SE to the west. Proposed access to the site will be via a residential driveway on 220th Ave.

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. Approximately 2.0 miles to the Farmers Park park & ride, King County Metro Transit routes 186 and 915.

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

Proposed four-car garage with up to four additional guest parking spaces in driveway. No existing parking will be eliminated.

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?

Not applicable, one single-family residential use

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

No

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

None proposed

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.

No

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

None proposed

16. Utilities

a. Circle utilities currently available at the site:

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

d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Joint utility trench for above utilities to be constructed to route services to proposed dwelling location

On-site septic system to be installed

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: 

Name of signee Eric Pilcher, PE

Position and Agency/Organization (consultant for owner)

Date Submitted: 2/8/2021