

# 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***

1. Name of proposed project, if applicable: Layla Shan Monarch Water waterline bore project
2. Name of applicant: Carl Garrison, Garrison Engineering

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

Property Owner:

Layla Shan

Mailing Address 505 Hidden Trail, North York, ON M2R 3R7

[Laylashan94@gmail.com](mailto:Laylashan94@gmail.com) 647 898 6631 Ontario Canada

Contact: Carl Garrison, Garrison Engineering [carlg@gecorp.net](mailto:carlg@gecorp.net)  
Kim Peterson Blue Heron Services [bheron@seanet.com](mailto:bheron@seanet.com)

4. Date checklist prepared: 5-4-2022

5. Agency requesting checklist: King County

6. Proposed timing or schedule (including phasing, if applicable): ASAP, conclusion summer 2022.

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

No future work needed for this applicant, Layla Shan. Other work may be conducted by water system or adjacent landowners under separate applications.

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

Relevant environmental information is submitted with this application for a grading permit. King County mapping provides additional information.

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.

There are no additional government approvals for this lot at this time

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

WDFW has reviewed and requires no additional information

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.)

This is a bore project to go under Issaquah Creek at this location along Issaquah Hobart Road where the previously existing waterline was eroded during a flood in 2020. The bore will begin and end on private lots. Pipe installed in the bore will be Heat Fused 1 ½ inch DR 9 HDPE. Each bore site (beginning and end) will include a 4 x 4 foot pit for the bore equipment.

The bore pit on the North side will include cutting into the private lands grass and parking area. Asphalt will be cut and removed from the site to an approved location or reused. At completion of the waterline installation, the sites will be backfilled and compacted to 12" below final grade. Final grade will include asphalt and soil to meet preexisting conditions.

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.

Northern Lot is owned by James and Melissa Rey at 12815 Issaquah Hobart Road. Southern lot (applicant) is Lixia Li / Layla Shan with site address 23450 SE May Valley Road Issaquah.

These two homes are about 3 miles south of Issaquah.

The access to 23450 is from May Valley Road (an immediate right turn off May Valley after existing Issaquah/Hobart. The shape of the North lot is such that the bore pits are both located on it. The new pipeline will be extended from the Southern bore pit to serve Lixia Li's residence.

## ***B. Environmental Elements***

### ***1. Earth***

a. General description of the site:

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

Site for excavations are to be within pre-existing lawn and landscaping (and parking area) and are flat areas, in general. The bore will be drilled to a depth of about 25 feet below bottom of the stream bed.

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

Site work will not include any disturbance to slopes though the eroded riverbank is steep.

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.

Mixed alluvial land  
Puyallup Fine Sandy Loam



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

River edge erosion has caused this needed action, soils were adversely affected during flood stage. The bore work will eliminate the concern of further shore bank degradation.

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.

No fill or significant excavation is proposed. Excavation of the two trench locations will be filled back to existing conditions with native soils and materials unless additional materials to meet grade are required (this total will be minimal).

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

No new erosion is anticipated.

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

No change in the total areas of impervious.

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

A TESC plan for site control is included with the application.

## **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.

The equipment for excavation will be a small track hoe at the two bore locations which operate on gas or diesel and will run about 1 hour in each location.

The bore equipment will operate on gas or diesel. This equipment is expected to run for 2 to 4 days about 8 hours a day.

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

No off site emissions are known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
Any equipment working on site will be in good working order and operated by knowledgeable individuals.

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.

A tributary that travels through a culvert across Issaquah Hobart Road backed up to cause the erosion to the Issaquah Creek bank. This erosion washed out the pipeline feeding the subject home.. The stream bank erosion widened Issaquah creek which flows to Lake Sammamish.

- 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.

The bore activity will excavate bore locations within 25 feet of the edge of the Issaquah Creek shore edge. The bore activity will pass through the creek bed elevation (setback from the water's edge) and pass under the creek at about 25 feet in depth.

- 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.

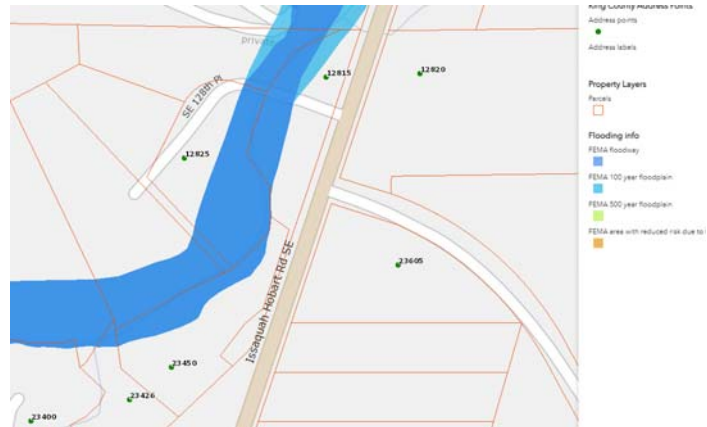
No fill and dredge expected at this time.

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

Diversions of surface water are common during a bore activity, though none of those waters are related to Issaquah Creek or related waterways.

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

Portions of these lots include areas of the flood hazard per mapping. No work proposed will be in that flood hazard area.



- 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 waste materials are anticipated to be created during this work.

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 ground water will be withdrawn for this project

- 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.

Bore work does include water based drilling fluids. These muddy drilling fluids will be controlled per the engineering designed TESC plan submitted with the application and per the standard industry practices of the drilling contractor.

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.

No new run off will be created once the project is complete, all areas of disturbance are temporary and will be returned to preexisting conditions.

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

There is no reason to assume that wastewater will be present or enter ground or surface water. The drilling contractor has a written containment plan if a leak of drilling fluids were to occur.

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

No change to drainage patterns are anticipated.

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

TESC will be installed, vegetation will be preserved to the extent possible, and no water will be allowed to move towards into the river.

#### 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?

The bore pit is 4 x 4 feet with another foot or two used for access. Disturbance to the grass will be limited to that location on the South area while the North bore pit is located in the existing lawn area of that residence.

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

No known threatened or endangered species of vegetation are known at this site.

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

Any disturbance to grass or other vegetation will be restored to pre-existing conditions

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

No known noxious or invasive species exist.

## **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,  
mammals: deer, fish: King County data states > Eight species of salmonids  
(six anadromous) are known to utilize the Issaquah Creek basin.

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

Current State lists indicate: Chinook, coho, Kokanee and Lake Washington steelhead

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

Yes, based on the stated species per State of Washington, migration is part of this habitat use.

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

All areas of disturbance will be restored to the preexisting condition.

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

No known animal species are listed as invasive in this area.



## 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.

Repair of the existing waterline, which allows water to flow from the Monarch Water system to the home. This project does not require new or additional energy to operate.

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

No impacts to solar will take place from this activity.

- 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:

No energy conservation is required for the end project proposed by this waterline replacement.

## 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.

Machines operating with diesel and gas always pose an environmental threat if an accident occurs.

- 1) Describe any known or possible contamination at the site from present or past uses.  
No known past or existing contamination exists on this site.

- 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.

Project manager (Carl Garrison) has already contacted State 811 to identify any transmission lines and will contact again just prior to work.

- 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.

No hazardous chemicals will be stored, used, or produced during the work.

4) Describe special emergency services that might be required.

Spills of oil or hazardous materials to water must be reported immediately to help reduce impacts to the environment. Failure to report a spill you're responsible for could result in penalties.

Stop the spill and warn others in the area immediately.  
Shut off any ignition sources, including cigarettes.  
Contain the spill.  
Report the spill immediately to BOTH:  
1-800-258-5990 (Washington Emergency Management Division)  
1-800-424-8802 (National Response Center)

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

Project management during work hours will include the project engineer Carl Garrison as supervisor. TESC will be installed, and a spill kit will be available at each location of the bore.

*b. Noise*

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

No noises are expected which will hinder the safe and controlled operation of the project.

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.

There will be no long term noise associated with this project.

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

Operation will take place during "typical work hours."

Work is within 50 feet of the busy Issaquah Hobart Road, noise from this project may not be louder than the roadway noises already present most of the day.

**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.

Site areas involved in this work include two residential lots and the open Creek/river channel between them. No change in land use is proposed.

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?

No past agricultural use of these lands is known.

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 effect is anticipated regarding other nearby uses or from this use on the nearby lots.

c. Describe any structures on the site.

One 3 story building (3,200 sf ) is on site and related parking, gardens, and gates/fences.

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

No demo is proposed.

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

Zoning = RA5

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

Residential

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

Conservancy Shoreline

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

Issaquah Creek is an ESA listed waterway of the County/State. These lot areas proposed for disturbance are fully in the buffer of this waterway.

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

4 to 6 persons could reside in this 4 bedroom home.

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

No one is displaced. This project allows the homeowner to make use of their home after 2 years of being unable to occupy the home.

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

No displacement is expected due to the project

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

This project only allows the continued use of this home which has been interrupted due to damage.

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

No impacts to agricultural or forest lands are likely from this project.

## **9. Housing**

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

This project supports the continued use of an existing home.

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

No units are eliminated.

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

No measures to control housing impacts are required.

## **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?

All work is underground.

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

No change to views.

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

No reduction or change to aesthetics are needed.

## **11. Light and Glare**

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

No glare.

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

No interference is anticipated.

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

No off site sources pose an impact to the project in regards to light or glare.

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

No actions needed.

## **12. Recreation**

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

Informal use of the river by homeowners and those with access does take place in the vicinity

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

No displacement of existing recreation options is anticipated.

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

No changes to uses in the area are anticipated.

### **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.

Home was built in 1995.

- 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 landmarks are present. No findings were noted on available information.

- 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.

Review of maps and data sets found at the State and County levels were conducted.

The site was previously disturbed in 1995 for the installation of the waterline.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No disturbances are anticipated that will impact cultural resources.

### **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.

Issaquah Hobart Road borders the eastern lot line and provide access to the northern home, May Valley Road provides access to the southern home..

- 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?

Bus service is present on Issaquah Hobart Road, no stop is adjacent to either work area involved in this project.

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

No new parking spaces are needed for this project

- 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 changes to existing roads or transportation options are anticipated

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

Issaquah Hobart Road is within sight distance though not impacted by the work proposed.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

No change in vehicle trips from original approvals in 1995 are expected. 4 to 8 trips a day are typical with a 4 bedroom home.

- 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 movement of agricultural products will interfere with this project or will this cause interference.

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

No measures for reduction of transportation impacts are needed.

## **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 change in public service needs is created by this work. The home has been unoccupied for 2 years, this will allow the home to be used again as originally permitted in 1995.

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

No measures for reduction of impacts are needed.

**16. Utilities**

a. Circle utilities currently available at the site:

Electricity, water, refuse service, telephone, septic system, and internet.

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.

Monarch Water System (Group B per the WS Dept. of Health) is the utility providing service for this project.

**17. Summary**

The subject project is necessary to restore water to an existing recently remodeled home. The ownership resides outside of the country and thus Carl Garrison, PE is managing the project on their behalf. Carl has been in contact with a bore contractor, and this project is straight-forward, resides in existing easements, and both property owners have seen the plan set, provided comments, and are aware of the project. It is recommended to approve the SEPA, so that the project can be completed.

**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: \_\_\_\_\_ *Carl Garrison*

Name of signee \_Carl Garrison, PE \_

Position and Agency/Organization Principal

Date Submitted: 5/4/22



Date Signed: 05/04/2022