

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: **Cunningham Plat**
2. Name of applicant: **Conner Homes**
3. Address and phone number of applicant and contact person:
12600 SE 38th St, Suite 250,
Bellevue, WA 98006,
Phone: 425.646.4426
Aron Golden, arong@connerhomes.com,
4. Date checklist prepared: **May 18 2022**
5. Agency requesting checklist:
King County Department of Planning and Environmental Review (DPER)
6. Proposed timing or schedule (including phasing, if applicable):
Construction Summer 2022 – Winter 2023, Single Phase
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.
Arborist Report by American Forest Management, March 2022
Wetland and Stream Determination Report by Wetland Resources, March 2022
Geotechnical Engineering Report by The Riley Group, June 2021
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.
King County Preliminary plat approval
King County Land Use permit
King County Building permit
King County Right of Way permit
King County Right of Way Dedication Variance
King County Final Plat approval
King County Water District 125 Developer Extension approval for water
Skyway Water & Sewer District Developer Extension approval for sewer
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.)

Demolition of existing structures onsite and clear and grade approximately 1.99 acres for construction of 15 single family homes with associated roadway, utility, and landscaping improvements

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.

12626 - 64th Avenue S, in the southeast quarter of Section 11, Township 23, Range 4, parcel no. 112304-9125, Seattle, King County, Washington.

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)? **15%**

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 Geotechnical Environmental Report done by Riley Group stated that, "The soils encountered during field exploration include loose to medium dense silty sand with some gravel, sand with some silt, silty sandy gravel, and gravel with varying amounts of sand and trace silt."

The NRCS Web Soil Survey describes the soils as Urban land-Alderwood complex soils.

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

None. The Geotechnical Environmental Report done by Riley Group stated that, "RGI reviewed the results of the field and laboratory testing and assessed the potential for liquefaction of the site's soil during an earthquake. Since the site is underlain by glacially consolidated deposits and lacks an established shallow groundwater table, RGI considers that the possibility of liquefaction during an earthquake is minimal."

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 3,3785 cubic yards of excavation and 5,940 cubic yards of fill material for a net of 2,565 cubic yards of fill, to be used for site grading, roadway and landscaping.

Earthwork will be completed onsite for the installation of underground utilities and underground stormwater infiltration vault, excavating and filling the site for the access road, driveways, residential lots, and retaining walls. Gravel and fill dirt will be imported to the site from a local source. The excavation and grading will occur over most of the 2.0-acre site

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

Erosion is possible as a result of clearing, stockpiling of materials, and construction related to the proposed project.

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

Approximately 75%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The project proposal includes a temporary erosion and sediment control (TESC) plan with best management practices for minimizing erosion risks.

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.
Short-term, there would be emissions and fugitive dust typically emitted by construction equipment. Long-term, there would be a slight increase in vehicle emissions from new resident's vehicles.
- 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:
Construction equipment will be kept in good working order and not left to idle when not in use. Fugitive dust can be controlled by using water spray if/when necessary.

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
 - 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.
No
 - 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.

No

- 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.

None

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.

Stormwater runoff will be collected by catch basins in the proposed ROW and conveyed to an infiltration vault with an overflow that connects into the downstream conveyance system maintained by King County.

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

No

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

Runoff currently drains to the existing 64th Ave S ROW and to the neighboring property to the south. Proposed drainage will convey runoff to the municipal conveyance system in the 64th Ave S ROW.

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

The project proposes to capture, detain, and treat stormwater runoff per Washington State Department of Ecology requirements as implemented by King County. An infiltration vault is proposed to provide required flow control.

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?
 Majority of trees are likely to be removed from the site in order to accomplish the redevelopment plan. Some limited pruning and crown-raising of the retained trees may be done to remove dead material and to improve light and airflow.
- c. List threatened and endangered species known to be on or near the site.
 None known
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
 A landscape plan will be prepared in accordance with King County requirements, and will be submitted for approval.
- e. List all noxious weeds and invasive species known to be on or near the site.
 Scotch Broom (*Cytisus scoparius*) is on-site and will be removed during the construction process.

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: coyote
 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 known threatened or endangered species known to be on or near the site
- c. Is the site part of a migration route? If so, explain.
 The site is within the broad migratory bird Pacific Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any:
 Impacts to wildlife are not anticipated.
- e. List any invasive animal species known to be on or near the site.
 None known, but rodent species may be present.

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 site currently uses electricity and will continue to use this energy source.

- 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:

Newer homes are typically more energy efficient. However, energy conservation features will be decided by the developer.

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.

None known

- 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 known

- 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, combustible liquids, oxidizing materials, and potentially corrosive materials are likely to be stored on-site. However, it is anticipated that no toxic materials or hazardous chemicals will remain on site after construction is completed.

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

No emergency services are anticipated.

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

Construction activity will utilize best practices for material handling and spill prevention and control. A spill prevention plan will be kept onsite during construction.

b. Noise

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

Minor noise from traffic on 64th Ave S will not negatively impact this 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.

During construction, typical construction-related activities will generate an increased level of noise. After the project is completed, the noise level is anticipated to return to levels experienced on site today.

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

Construction activity will be limited to daytime hours allowed by County code.

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 and adjacent properties are currently single family residential. The proposed development is also single family residential. There will be no affect on 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 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.

c. Describe any structures on the site.

There is one single family house on-site that was constructed in 1962. The house has two levels, with approximately 3,000 sf of finished space, and an attached 2-car garage. An in-ground swimming pool is adjacent to the house, located on it's southern / downhill side.

There is another small single-story building on-site which has functioned as a storage shed or small animal barn. This building is approximately 450 sf.

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

All existing structures will be demolished.

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

Urban Residential – R8

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

Urban Residential Medium

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.
No
- i. Approximately how many people would reside or work in the completed project?
Using an average of 2.6 people / home, multiplied by 15 homes = approximately 39 people will reside in the proposed plat.
- j. Approximately how many people would the completed project displace?
Approximately two people will be displaced during construction of the project.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None proposed. The site was purchased by the applicant.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed project is designed to be compatible with existing uses surrounding the site. It is also designed to comply with current zoning. It will be reviewed through a preliminary plat process by King County for compliance with existing and future land uses and plans.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable. The project will have no impact of agricultural or forest lands.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, mid-dle, or low-income housing.
Fifteen market rate single family homes will be provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Approximately one market rate single family home will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
None. Impacts are not anticipated. The proposed development will provide needed housing.

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?
Proposed structures will be a maximum of 35 feet as measured from finished grade to building ridge as required by County Code.
- b. What views in the immediate vicinity would be altered or obstructed?
None Known
- b. Proposed measures to reduce or control aesthetic impacts, if any:

None Proposed. Impacts to aesthetics are not anticipated.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The project will produce light and glare from window reflections, site lighting, car headlights, and other typical residential uses.
- 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 known.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None Proposed. Impacts from light and glare are not anticipated.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Skyway park is located East of the site. The Duwamish River is located to the southwest, as is the Foster Golf Links course.
- 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. Impacts to recreation will not occur as a result of this proposal.

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.
- The Skyway Water Tower (677446) is located about .24 mile to the northeast of the site and has been determined eligible by DAHP.
 - A second Skyway Water Tower (152070), located in Skyway Park, is located about .55 mile to the southeast and has been determined eligible by DAHP.
 - The Doleman House (101509) is located about .56 mile to the northwest and has been determined eligible by DAHP.
 - The People's National Bank Building (726297) is located about .64 mile to the east and has been determined eligible by DAHP.
 - Burlington Northern Santa Fe Railway Northwest Division, Seattle Subdivision Black River Junction to Lake Washington Ship Canal; Northern Pacific RR (708606) is located about .45 mile to the southwest and has been determined eligible by DAHP.

There are no listed properties within 1 mile of the site.

- 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.
Impacts to the site listed above are not anticipated.

- 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 proposed. Impacts to the site listed above are not anticipated.

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 can be accessed by 64th AVE S.
- 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?
Yes it is being served by King County Metro. The nearest transit stop is at Martin L King Jr Way S & S 129th St, about 0.3 mile southwest of the site.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The site would add approximately 30 private parking spaces; 2 spaces for each lot.
- 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).
The proposed development includes the construction of an access road, Road A, with a cul-de-sac.
- 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?

Using the US Department of Transportation, Bureau of Transportation Statistics, for 15 proposed units, 90 ADTs are calculated for the new development. Peak hours would be am and pm commute hours.

- 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. There are no agricultural or forest land in the area.
- h. Proposed measures to reduce or control transportation impacts, if any:
None proposed. Impacts to transportation are not anticipated.

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. Public services have been confirmed as available for this project by King County.
- 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 _____
- 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.
The project will extend new storm water, water, sanitary sewer, and electrical services. Stormwater services will be provided by King County. Water will be provided by King County Water District 125. Sanitary sewer service will be provided by Skyway Water and Sewer District.

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: Ann Goll _____

Position and Agency/Organization: Agent _____

Date Submitted: 8/3/2022 _____