

Purpose of Checklist: The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help King County and / or any other agencies with jurisdiction to identify impacts from a proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help King County decide whether an EIS is required.

A. BACKGROUND

- 1. Name of proposed project, if applicable:

Crow's Nest at Smokerise

- 2. Name of proponent:

Schneider Homes, Inc

- 3. Address and phone number of proponent and contact person:

**Proponent: Schneider Homes, Inc.
6510 Southcenter Blvd.
Tukwila, WA 98188
(206) 248-2471**

**Contact Person: Hans Korve
DMP Engineering
726 Auburn Way North
(253) 333-2200 Phone
(253) 333-2206 Fax**

- 4. Date checklist prepared:

May 24, 2023

- 5. Agency requesting checklist:

King County, DDES

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

**Application Submittal.....June 2023
Final ActionDec 2023
Site GradingJune 2024**

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

No.

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

The following information will be prepared and submitted under separate cover or is available in County files:

- **Level 1 and TIR**
- **Geotechnical Report - Earth Solutions NW, LLC**
- **Conceptual Drainage Plan**
- **Wetland Study – Sewall Wetland Consultants**
- **Arborist Report_ Dan Maple**
- **Road Standards Variance_KC**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by this proposal?

None known.

10. List any governmental approvals or permits that will be needed for your proposal, if known.

SEPA Threshold Determination	King County
Civil Construction Permit	King County
Clearing and Grading Permits	King County
Building Permits	King County

11. Give brief, complete description of the 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.

The proposed Single-family development of Crow’s Nest is located on a semi - rectangular 13.37-acre site. The project seeks to construct 47 Singe-family units in the R-4P zone. The underlying density allows for 53 units. Due to the presence of a large wetland complex in the center of the site, the proposed development is concentrated along the periphery. The site is currently vacant. All necessary utilities and stormwater facilities will be constructed to serve the development. Applicant proposes to construct a storm water facility in the northwest corner of the property.

Site coverage consists mainly of brush, blackberry, grass , evergreen and deciduous trees.

See attached site plan

12. Location of the proposal. Provide 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 available.

The parcel is located in a portion of Section 04, Township 21 North, Range 6 East, Willamette Meridian, King County Washington. The parcel number is The property is located within a semi-rural area of King County and is bordered on the east by 215th Ave SE, the south by SE 297th Street. Druids Glen Golf Course is located to the west of the property and the plat of Sawyer Estates is to the north. Please refer to the Preliminary Plat map for the legal description, site plan, vicinity map, and topographic map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous.

The project sits at the top of a 35' plateau. Slopes extend down to the north and east, into the adjacent developments. Slopes in this area are inclined at a maximum slope of 32% depending on location. The remainder of the site is general flat. A geological report finds the on-site slopes to be stable and of low landslide hazard potential. For more specific information, please refer to the attached topographic Base map and applicable reports.

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

According to the topographic information, the steepest slope on the site is approximately 32% +/- located along the north and east edges of the site. The remainder of the site is general flat.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to the King County Soil Survey, the site contains Everett gravelly sandy loam (EvC); which typically occurs on slopes of 5-15 percent. Everett gravelly, sandy loam soils are made up of somewhat excessively drained soils that formed in very gravelly glacial outwash deposits, under conifers. Everett soils are not considered to be *hydric* or wetland soils. These findings are generally confirmed in the attached geotechnical report.

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

According to the King County Sensitive Areas Map, there are no unstable soils within the project site. Please refer to the attached Geotech report for additional information on slope stability.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading of the site will be necessary to modify the site for stormwater drainage flow and gaining access to the site. Offsite grading will be required to construct the stormwater facility under the BPA lines. The exact quantity of grading is not known at this time; however, it is anticipated that the grading activities would be designed to balance and not require import or export of soil as possible.

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

Some erosion could occur on-site as a result of construction activities; however, temporary erosion and sedimentation control measures to be approved by King County will be employed to reduce erosion impacts. All construction during the wet season will comply with the adopted Surface Water Design Manual concerning site coverage techniques.

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

Approximately half the site will be cleared and covered with impervious surfaces as part of the development proposal. Due to the preliminary nature of the plans, the exact percentage of impervious surface associated with this project is currently unknown. The subject proposal will not exceed the maximum impervious surface area as required by KCC 21A.12.030

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

During construction, the contractor will follow an approved temporary erosion and sedimentation control plan meeting KCC standards. Typical measures, which may be employed, include the use of silt fences, straw bales, and temporary storm drainage features. Hydroseeding exposed soils and cleared areas after construction will also reduce the potential for erosion. All construction during the wet season will comply with the adopted Surface Water Design Manual concerning site coverage techniques.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Construction:

Emissions and dust particulates generated primarily by construction equipment will be produced during the construction phase of this project. The amount of emissions to the air will be minimal and will occur during the actual construction of the development.

Long Term Air Quality:

Long-term air impacts would be those typically associated with Single - family residential land uses. Sources of long-term emissions and odor could include vehicle emissions generated by the new residential units and emissions from wood burning fireplaces (if permitted). The additional vehicular emissions in these areas are not anticipated to concentrate and therefore are not anticipated to create a health hazard to the residents or surrounding areas.

GHG:

The understanding of GHG's and climate change by the County is problematic at best. However, the requested informational worksheet is attached.

- 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:

If particulates become suspended during construction, frequent watering of the site during the construction phase of the project would be used to help control dust and other particulates generated on the site. This will be accomplished in accord with the adopted Surface Water Design Manual.

3. Water

- a. Surface:

- 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, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A total of four (4) wetlands were identified and flagged on the site. A type "O" waterway has been identified in the northeast corner of the site. In addition a small off-site wetland identified by others for the Kentlake Highlands project in 2004 are located off-site of the southwest corner.

Buffers of this off-site wetland extend onto the site. The attached wetland assessment provides a full description of these wetlands. The applicable buffers are indicated on the attached preliminary plat map. Some buffer averaging is proposed and discussed in the attached report. (Sewall Wetland Consulting. Inc. May 8, 2023 or as Updated)

- 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 - To allow a reasonable development area, some buffer averaging is proposed and described in the attached sensitive Area Report (Sewall Wetland Consulting. Inc. May 8, 2023 or as updated).

- 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. All alterations are proposed outside the wetland areas. Minor buffer averaging is proposed. See the attached wetland report and the wetland buffer exhibit. (Sheet 9)

- 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:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 2) Will waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, 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.

NA.

c. Water Runoff (including storm water):

- 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.

On-site storm water runoff will primarily be generated from roadways, residential structures, and associated driveways. Storm water will be collected in catch basins within the roadways and/or tight-lined from residential roof tops and conveyed to the proposed detention facility(s) located to the northwest, outside project site.

The geotech report (See Section VI, TIR) indicates that an infiltration facility is not feasible; therefore, a detention facility will be constructed under the BPA powerline to the northwest. The Enhanced Basic Water Quality menu with Conservation Flow Control (Level 2 Flow Control) will be utilized. A stormwater facility will be constructed to discharge to the natural downstream system. Please refer to the Level One Report and TIR for further details.

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

Some pollutants normally associated with residential development could enter the surface water; however, the amount would be minimal since the on-site drainage will be conveyed to a water quality and detention facility in conformance with the adopted Surface Water Design Manual.

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

The storm water runoff will be collected and conveyed to a detention facility(s) that will be designed and constructed in conformance with the adopted Surface Water Design Manual.

4. Plants

- a. Check or circle types of vegetation found on the site:
deciduous tree: alder, maple, aspen, other:
evergreen tree: fir, cedar, hemlock, pine, other
shrubs
grass
pasture
crop or grain
wet soil plants: cattail, buttercup, bullrush, skunk cabbage
water plants: water lily, eelgrass, milfoil, other:

See attached critical area report

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

The site consists of an undeveloped forested site, covered primarily with a deciduous overstory. Several trails and old logging roadbeds cross the site. Overstory species include big leaf maple, red alder, bitter cherry, cottonwood as well as scattered douglas fir and a few small sitka spruce and western hemlock. Understory species include thickets of Himalayan blackberry, salmonberry, indian plum, vine maple, cascara, Oregon grape, stinging nettle, and sword fern. Tree and vegetation removal will be kept to a minimum when possible. The majority of vegetation removal will take place in association with road or home construction. A large portion of the site will remain undeveloped. Please refer to the attached mitigation plan by Sewall Wetland Consulting, Inc. for addition details. Also refer to the attached Arborist report. Some trees inside the sensitive area will be unavoidably impacted by road and utility construction.

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

No known plant species exist.

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

The identified off and on-site wetlands are provided their associated buffers. A 15-foot building setback line (BSBL) is also applied to the various buffer edges. No clearing is proposed within the majority of those sensitive areas. A buffer averaging and mitigation plan is proposed to improve access to the site. No wetland fill is proposed. Some trees inside the sensitive area will be unavoidably impacted by road and utility construction. Refer to the Arborist report for details.

5. Animals

- a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: rodents
fish: bass, perch, salmon, trout, herring, shellfish, other

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

None.

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

No.

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

Approximately half of the site will remain vegetated, with only areas for road, residential structures and utility construction being disturbed. With the exception of the proposed buffer averaging, the majority

of sensitive areas will remain undisturbed. The proposed buffer averaging plan will replace invasive species with native planting. Please see the attached preliminary mitigation plan. Some trees inside the sensitive area will be unavoidably impacted by road and utility construction. Refer to the Arborist report for details.

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 energy will be the primary source of power serving the needs of the project and natural gas will be made available for the purpose of heating and other needs associated with residential living.

- 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:

The Single-family residential buildings that will be constructed as a result of this project will meet or exceed the applicable residential energy conservation / consumption requirements in King County and the Uniform Building Codes. (Universal 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.

It is unlikely under normal working conditions that environmental health hazards would be encountered. All project-related construction will meet or exceed current, County, State and Federal laws.

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

In the event that environmental health hazards are encountered or occur during construction, all appropriate precautionary measures will be employed. Any emergency situation would be addressed by the existing resources of Mountain View Fire and Rescue Dist.

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

State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment

refueling areas would be located in areas where a spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized. On-site management will be equipped with mobile communications equipment at all times to contact emergency services in the event of an incident.

b. Noise

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

None

- 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 impacts would result from the use of construction equipment during site development. Construction would occur during permitted construction hours and in compliance with King County noise standards. Long term impacts would only be those associated with Single-family developments.

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

Construction activity will be limited to permitted construction hours and construction equipment will not be allowed to idle for continuous periods of time, which will help to mitigate the impacts of potential construction noise. Hours of operation will be posted on-site. No long term measures are proposed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site consists of an undeveloped forested site vegetated primarily with a deciduous overstory. Several trails and old logging roadbeds cross the site. Overstory species include big leaf maple, red alder, bitter cherry, cottonwood as well as scattered douglas fir and a few small sitka spruce and western hemlock. Understory species include thickets of Himalayan blackberry, salmonberry, indian plum, vine maple, cascara, Oregon grape, stinging nettle, and sword fern. Adjacent zoning is R-4 to the north, south and east. A golf course is located to the west.

- b. Has the site been used for agriculture? If so, describe.

It is not believed that the site was utilized for agricultural production in the past.

- c. Describe any structures on the site.

None

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

NA.

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

The project site is zoned R-4 P.

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

According to the King County Comprehensive Land Use Plan, the area is designated – UM

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

NA

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

There are no wetlands or streams identified on the King County iMap website for the area of the site. However, a total of four (4) wetlands were identified and flagged on the site. A type "O" waterway was also identified I the northeast corner of the site. In addition, small off-site wetlands, identified by others, for the Kentlake Highlands project in 2004 are located off-site of the southwest project corner. Buffers from these off-site features extends onto the project site. For additional details, please refer to the critical area report provided by Sewall Wetland Consulting, Inc. May 8, 2023.

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

Assuming 2.5 persons per household, approximately 118 people would reside in the proposed project.

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

None.

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

The proposed project will provide 47 new single- family housing units.

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

The project will be developed in accordance with applicable King County development and land use codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan and applicable development regulations in effect at the time of a complete application.

9. Housing

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

Approximately 47 new middle-income housing units will be provided.

- 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:

Adherence to the comprehensive plan and growth management planning goals of King County would ensure that housing development is consistent with those policies stated in the applicable land use plan.

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?

It is anticipated that structures built on the site would conform to the King County development regulations and be limited to a height of 35 feet in accordance with 21A.12.030.

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

Development of the site would result in a change to the visual character of the site for the nearest existing residences and roadways to that of a single-family neighborhood area. No significant views would be obstructed.

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

The site plan has been developed to provide a site design layout consistent with the development regulations in place for the R-4 zone. The proposed project incorporates landscape and open space areas in accordance with King County development regulations. Road construction has been limited to only what is required to provide safe access to the project. The project will be similar in character to the adjoining residential development.

11. Light and Glare

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

Light and glare from the completed project is anticipated to be that typically generated by single-family residences, mainly occurring during the evening hours, and be associated with vehicle headlights, occasional streetlights and residential unit lighting.

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

Not under normal circumstances.

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

None.

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

The proposal will only install those street lights approved by King County.

12. Recreation

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

There are currently no public recreation facilities in the immediate vicinity of the site. A golf course is located to the west.

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

The project would not displace 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:

This project is proposing to provide approximately 22,865 SF of on-site recreational space. The Applicant is required to provide approximately 18,330 SF (47) in accordance with KCC 21A.14.180. The improvements include a centralized recreation area with tot lot, basket ball court and picnic facilities, a secondary park area with a fitness course in the northeast corner of the site and an integrated trail system that links all portions of the site.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

To the best of our knowledge, there are no landmarks or evidence of any significant historic, archaeological, scientific or cultural resources known to be on or next to the site.

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

If any such historic or cultural evidence is encountered during construction or installation of improvements, work would be halted in the area and a state-

approved archaeologist/historian would be engaged to investigate, evaluate and/or move or curate such resources, as appropriate.

14. Transportation

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

The proposed project will take primary access from 212th Ave SE. No additional connections are proposed. A variance has been granted to allow for an altered road section.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. The nearest transit stop is located near the corner of SE 272nd St. & 192nd Ave SE, approximately 2 miles northwest of the project site. The Metro bus rout providing service to that stop is #168.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The proposed project will provide on-site parking for 47 multi-family units. A total of 94..

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Yes, the proposed project will require improvement of 212th Ave SE as it enters the project site. The applicant secured a road variance from King County to construct the improvements within the available right-of-way. Road Variance VARR22 – 0008. See the attached site plan for additional details.

- e. Will the project 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? If known, indicate when peak volumes would occur.

Assuming 10 trips per household per day, the completed project will generate 470 new vehicular trips per day. 47 peak hour trips.

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

The applicant or subsequent owner(s) will comply with payment of any applicable traffic mitigation fees.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The completed project would result in an increased need for police and fire protection as well as emergency medical service. Additional school facilities will also be required to address the increase in demand.

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

The project will be designed and constructed with adequate water pressure, properly located fire hydrants and roadways constructed to allow adequate access for fire, medic and police protection vehicles. Increased property valuation will result in increased taxes generated to support public services.

The proponent will pay necessary school mitigation fees to offset the potential impacts to the school system.

16. Utilities

- a. Indicate utilities currently available at the site:

Electricity, Natural Gas, Water, Telephone, Sanitary Sewer, Septic System, Refuse Service, 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.


<u>Water System</u> –	Covington Water District
<u>Sanitary Sewer System</u> –	Soos Creek
<u>Storm Water</u> –	King County
<u>Electricity:</u>	Puget Sound Energy
<u>Natural Gas:</u>	Puget Sound Energy
<u>Telephone:</u>	Qwest
<u>Refuse Service:</u>	Robanco

A water main extension is required for this proposal. The existing 8” line located within 212th Ave SE will be extended up to the project site. Please refer to the water/ sewer certificate for specific information.

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:

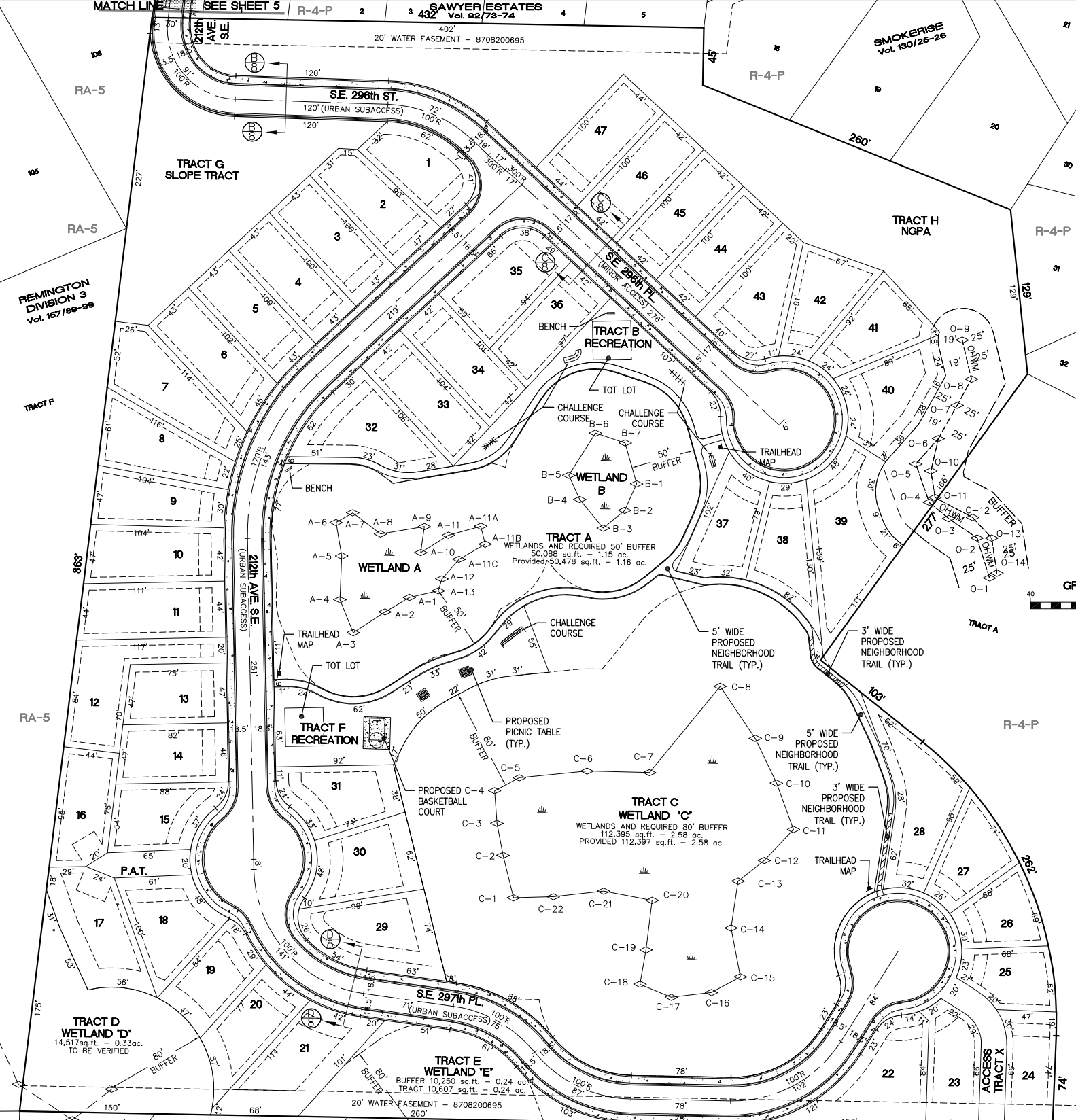


Hans Korve
Planning Manager
DMP., Inc.

Date Prepared: **May 21, 2023**

20' WATER EASEMENT - 8708200695

SMOKERISE Vol. 130/25-26



GRAPHIC SCALE