

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 [HELP]

1. Name of proposed project, if applicable:
Kritsonis 2-Lot Short Plat
2. Name of applicant:
John Kristonis

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

John Kritsonis

3836 155th Ave SE

Bellevue, WA 98006

4. Date checklist prepared: **7/15/2020 and revised by King County on 9/16/2022**

5. Agency requesting checklist: **King County**

6. Proposed timing or schedule (including phasing, if applicable): **Spring 2022 to Summer 2023.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **We are proposing to create 2 Lots, and 1 additional Home as there is an existing one on Lot 1**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Onsite Critical Areas have been identified. Refer to th completed King County Permit L07SA525. Steep slopes exist onsite.**

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. **No**

10. List any government approvals or permits that will be needed for your proposal, if known.
Land Use and Building Permits

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.)

Per the BLA L05L0084, The project sixe is 20.60 acres. The project proposes to subdivide the Lot into 2 Parcel via the Short Plat Process. The existing house will remain on Lot 1. An additional single family residence will be built on Lot 2.

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 Address is 8803 314th Ave SE, Preston, WA 98050, Located in Township 33, Range 24, Section 7. The Site will be accessed of 314th Ave SE.

B. Environmental Elements [HELP]

1. Earth [help]

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)?

Approximately 45 percent

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 USDA, National Cooperative Soil Survey, the majority of the site is identified as Tokul Garvelly Loam

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

The King County IMAP identifies SAO Landslide condition for the west half of the Site.

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.

There was fill material placed for the new driveway to Lot 2. This consisted of Structural Fill and crushed surfacing gravel. It was estimated to be about 36 yards. This will be mitigated for in the a new Mitigation Plan prepared by the wetland consultant.

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

Erosion could occur, but with proper Erosion BMP's it should be avoided.

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

Approximately 3 percent of the Site which includes new and existing impervios

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

Erosion Control BMP's such as Silt Fence, Platic Sheeting, Mulch, etc. will be used to control any erosion.

2. Air [help]

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. **Dust and emissions from Construction Machinery during construction, emissions from vehicles on the Driveway after construction**

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:
Scapca standards will be followed during construction. Any Fuel-Burning heating sources installed within the residences will comply with the Applicable Local, State, and/or Federal Regulations concerning such sources

3. **Water** [help]

a. **Surface Water:** [help]

- 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.

Yes, An onsite stream has been identified as a Type N un the Critical Areas Designation #L07SA525. The Stream flows offsite and converges with the Raging River.

- 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, there was a driveway installed to Lot 2 that is considered new impervious, as it was not approved via permits. Impacts to the Category III wetland and associated buffer. Mitigation will be required for the impacts. SEPA Required.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

There was fill material placed for the new driveway to Lot 2. This consisted of Structural Fill and crushed surfacing gravel. It was estimated to be about 36 yards. This will be mitigated for in the a new Mitigation Plan prepared by the wetland consultant.

- 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:** [help]

- 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.

Yes, a Group B Well will be installed

- 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.

Domestic Wastewater from a 3 to 5 person single family residence will be discharged to a septic system.

c. Water runoff (including stormwater): **Drainage from the new roof and driveway areas will be dispersed and enter into the onsite stream**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source from runoff will be rainfall, which will be picked up and dispersed to a vegetated area.

- 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.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **BMP's will be applied as needed.**

4. **Plants** [\[help\]](#)

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 proposed development will be withing an area of the site that is currently pasture.

c. List threatened and endangered species known to be on or near the site. **None**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **The vegetation in the Tracts will be preserved and the use of Native Plants will be used as much as possible in the proposed landscaping.**

e. List all noxious weeds and invasive species known to be on or near the site. **There are some Blackberries on or near the site**

5. **Animals** [\[help\]](#)

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:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and 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:
Buffers will be preserved in Tracts to act as corridors for animals

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

None known

6. **Energy and Natural Resources** [\[help\]](#)

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.

No

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:

House will be wrapped with Tyvek wrap to reduce heat loss, etc. All new energy efficient features and appliances will be used to the best abilities.

7. **Environmental Health** [\[help\]](#)

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.

No

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

None

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

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.

None

4) Describe special emergency services that might be required.

Fire, Police, and Ambulance Services may be needed.

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

None

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. **There will be noise during construction from equipment/vehicles/ There will also be some noise associated with the vehicles on the driveway within the development and also from residential activities**

3) Proposed measures to reduce or control noise impacts, if any: **None needed. Nearest neighbors are far from the location of the proposed new house.**

8. **Land and Shoreline Use** [\[help\]](#)

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.

Residential Dwellings

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. **An existing house and associated structures and driveway will remain**
- d. Will any structures be demolished? If so, what? **No**
- e. What is the current zoning classification of the site? **RA-10**
- f. What is the current comprehensive plan designation of the site? **RA**
- g. If applicable, what is the current shoreline master program designation of the site? **This is not applicable on this project**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
A Critical Areas Designation, King County #L07SA525 was completed on 11/21/07. The Site was identified to be a Critical Aquifer Recharge area and A Type N Stream was located. Steep slopes are also present.
- i. Approximately how many people would reside or work in the completed project?
Assuming 3 to 5 residents per household, a total of 6 to 10 people could potentially reside there at one time.
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None needed**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The project will meet the current zoning code. And will protect all sensitive area by placing them in recorded tracts.**

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None needed.**

9. Housing [\[help\]](#)

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

2 homes will be provided, one being an existing home and a proposed new one. The existing house is considered middle income and the new house will be high-income.

- 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

10. Aesthetics [\[help\]](#)

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

There are no architectural specs yet for this home, but they will comply with the current building and zoning codes for the RA-10. The exterior of the home will be typical for a middle and high-income level home currently on the market today.

- b. What views in the immediate vicinity would be altered or obstructed? **No views will be effected.**

- b. Proposed measures to reduce or control aesthetic impacts, if any: **Follow the current County codes**

11. Light and Glare [\[help\]](#)

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

Light associated with exterior lighting and light from headlamps of vehicles on the roads within the driveways during evening hours.

- 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: **Exterior lighting will be downshielded and designed so as to not shine directly on any adjoining properties**

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are no designated areas in the immediate vicinity of the site. However, informal opportunities abound onsite with ample open space and offsite, as the project is surrounded by forest and rivers.
- 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 Needed**

13. Historic and cultural preservation [\[help\]](#)

- 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.
None needed
- 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.
There are no measures proposed as there is no loss to resources in this case.

14. Transportation [\[help\]](#)

- 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.

Access is off 314th Ave SE

- 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

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

3 proposed, none eliminated.

- c. 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?

Assuming 9 trips/day per residence, a total of 18 trips total with peak volumes from 7:00 to 9:00 am and 4:00 to 6:00 pm

- 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.

None known

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

None proposed.

15. Public Services [\[help\]](#)

- 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, due to the fact there is already an existing home on the site that requires it now.

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

None

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other Water via an existing well

- 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.

Water will be provided by either a new private onsite well or a shared Group B type system. Septic is also being provided pending a Soils Log investigation.

C. Signature [HELP]

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: Ronald S. Frederiksen

Name of signee Ronald Svend Frederiksen

Position and Agency/Organization Principal Eastside Consultants, Inc

Date Submitted: 9/20/2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.