

# 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:

Preliminary Short Plat of Brevick Property

2. Name of applicant:

Applicant:

Snoqualmie West, Inc.  
36601 SE David Powell Road  
Snoqualmie, WA 98024  
(425) 419-6184 / (425) 466-2675  
Contact: Dale Brevick / Amy Jantzen

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

Contact:

Ivana Halvorsen  
Barghausen Consulting Engineers, Inc.  
18215 72nd Ave S  
Kent, WA 98032

4. Date checklist prepared:

March 2022

5. Agency requesting checklist:

King County Department of Local Services, Permitting Division

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

Preliminary Short Plat Approval in 2023. Building Permit in 2023.

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

There is no planned future activity related to this proposal.

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

The following environmental documents have been prepared directly related to this proposal:

- SEPA Environmental Checklist with GHG Worksheet dated March 2022
- Title Report Issued by First American Title dated January 7, 2021, Updated March 3, 2022
- Preliminary Short Plat Map prepared by Barghausen Consulting Engineers, Inc. dated March 10, 2022
- Preliminary Boundary and Topographic Survey prepared by Beyler dated February 16, 2021
- Well Site Approval dated September 25, 2021
- Health Department Preliminary Septic Approval dated December 13, 2021
- Critical Areas Designation CADS 18-0313 dated November 8, 2018
- Preliminary Technical Information Report prepared by Barghausen Consulting Engineers, Inc. dated February 9, 2022
- Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report prepared by Associated Earth Sciences, Inc. dated October 11, 2019

- Wetland Delineation prepared by Altmann Oliver Associates, LLC dated October 17, 2018
- River Buffer Impact Letter prepared by Altmann Oliver Associates, LLC dated February 11, 2019
- Piped Stream Letter prepared by Altmann Oliver Associates, LLC dated April 29, 2020

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 currently no other pending government approvals or proposals directly affecting the subject property.

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

Be following government approvals or permits will be required for this proposal:

- King County SEPA determination
- King County Preliminary Short Plat
- King County Right-of-Way Use Permit
- Department of Ecology NPDES permit
- King County Final Health Department Septic System Approval
- Group B Water System Permit
- King County 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.)

The proposal is to subdivide 20.49 acres zoned RA-10 into two single family lots with tracts for open space and critical areas. Ultimate development of the site will include one primary residence on each lot and one accessory dwelling on each lot. Appurtenant structures are proposed for each residence.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at 36326 SE 56th Street. King County Parcel No.: 242407-9009 in Section 24, Township 24N, Range 7E.

## **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)?

The steepest slopes on the site exceed 40 percent in the southwest area of the site.

- 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.

Edgewick silt loam, 0-3% slopes (53) which is farmland of statewide importance, and Ragnar-Lynnwood complex, 2-15% slopes (205) which is a farmland of statewide significance. No soils are proposed to be removed from the site with the proposal.

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

As noted in the Geotechnical Engineering Report by AESI, there are no surface indications of unstable soils on 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.

Grading on site will occur with house construction to create foundations and driveways. Imported material will consist of structural fill, gravel, and/or pavement for building pads, new driveways and/or parking areas as applicable. No export of soil is expected.

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

During home and driveway construction erosion could occur from a precipitation event. In durations of extreme dryness and wind, dust erosion could result.

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

Less than 20 percent of the site will be covered with impervious surfaces.

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

A SWPPP will be prepared, and the contractor will need to install erosion control best management practices and maintain them throughout construction.

## 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.

During site construction and grading diesel equipment will produce emissions when/if present on the site. After completion, typical emissions from single family homes will be generated.

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

Offsite emissions include single family homes and low traffic rural roads. These are not expected to affect the proposal.

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

No measures to control emissions are warranted or proposed.

### 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.

The site contains one wetland and there are streams east and west of the site. The Snoqualmie River is north of the site across SE David Powell Road.

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, new homes and associated construction will occur within 200 feet of the onsite wetland, and offsite streams. The driveway to serve new Lot 1 is an existing driveway that may be improved with additional gravel and/or asphalt pavement (within 200 feet of the Snoqualmie River).

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 or dredge material is proposed to be removed or placed in surface waters or wetlands on the site.

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

The proposal will not require surface water withdrawals or diversions. All storm water will discharge to the natural location.

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

Yes, portions of the site are within the 100-year floodplain and floodway of the Snoqualmie River.

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.

The proposal does not involve any discharges of waste materials into surface waters. No waste materials will be generated from the proposal.

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.

Groundwater will be withdrawn for a new private Group B well and water system. Up to 5,000 gallons per day may be withdrawn by the system.

- 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.

Septic systems are planned for the two primary residences and two accessory dwelling units.

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.

Sources of runoff from the proposal will include precipitation falling on the site. Storm water currently sheet flows across the site and/or infiltrates into the ground. After the project is complete, the same conditions will exist via dispersion flow paths.

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

The temporary erosion and sedimentation control (TESC) will be provided during construction to prevent storm water sediment from leaving the site.

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

The proposal will not alter or otherwise affect drainage patterns on site or in the vicinity of the site.

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

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 (hemlock)
- 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?

Minimal vegetation disturbance will occur with residential development.

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

The applicant is not aware of any threatened or endangered plant species known to be on or near the site.

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

The trees and vegetation within the wetland and buffer will be retained. The pasture areas of the site will remain.

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

The applicant is not aware of any noxious weeds or massive species known to be on or near the site. No noxious weeds have been mapped on iMap.

## 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 \_\_\_\_\_

Transitory animals may visit the site on occasion, including hawk, eagle, songbirds, and/or deer.

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

There are salmonids in Snoqualmie River that are threatened and/or endangered.

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

The site and all of Western Washington is part of the Pacific Flyway for migratory birds.

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

Measures to preserve wildlife include retaining wetlands and buffers.

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

The applicant is not aware of any invasive animal species known to be on or near the site.

## **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.

The project will have typical residential energy needs.

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

The proposal will not affect potential use of solar energy by adjacent properties.

- 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:

New homes will follow Washington State Energy codes.

## **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.

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

There are no known environmental health hazards or exposure to toxic risks on the site or proposed as part of the proposal.

- 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.

No existing hazardous chemicals or conditions exist on or near the site.

- 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 toxic or hazardous chemicals will be stored, used or produced during the proposal construction.

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

No special emergency services will be required by the proposal.



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

No measures to control environmental health hazards are warranted or proposed.

**b. Noise**

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

Noise near the site includes sounds from typical residential development and low traffic rural roads.

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, noise will be associated with earthmoving equipment during construction. After construction the site would generate noise consistent with typical residential development.

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

Measures to control noise impacts are neither warranted nor proposed

**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.

The site is developed with one single family residence. The proposal to create one additional lot will not affect land uses on nearby or adjacent properties.

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

The site has been used as a working farm with hay pasture and a tree farm. All or a portion of the site, as yet to be determined, will be removed from farmland tax status upon development.

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:

The proposal will not affect or be affected by any surrounding farm or forestland normal business operations.

c. Describe any structures on the site.

The site contains one single family residence.

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

No structures will be demolished.

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

The site is currently zoned RA-10.

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

The comprehensive plan designation for the site is rural residential.

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

The floodway of the Snoqualmie River is designated Conservancy Shoreline and the floodplain is designated rural shoreline.

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

The site contains a wetland, steep slopes, and mapped seismic hazards.

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

Based on 3.09 people per household (US Census people per household, Snoqualmie), approximately 12 people would be expected to live in the two primary residences and the two accessory dwelling units.

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

No people will be displaced by the proposal.

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

No measures to reduce or void displacement or warranted or proposed.

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

Residential development is permitted in the RA-10 zone.

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

The project will not create any impacts to agricultural or forest lands long term significance. The site will continue to be farmed for hay and/or agricultural products.

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

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

Two primary residences and the two accessory dwelling units will be constructed on the property.

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

All of the housing units will be middle-income housing.

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

No measures to control housing impacts are warranted or proposed.

**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?

The tallest structures will be new homes less than 40 feet tall as allowed by the RA-10 zone. Exterior building materials will consist of wood siding, Hardi® siding, stone, brick, and/or metal.

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

No views in the immediate vicinity will be altered or obstructed by the proposal.

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

No measures to reduce or control aesthetic impacts are warranted or proposed.

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

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

The proposal will not produce light or glare.

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

The proposal will not produce light or glare; therefore, this item does not apply

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

Existing off-site sources of light include residential homes. No offsite light sources are expected to affect the proposal.

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

No measures to reduce or control light and glare impacts are warranted or proposed.

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

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

No recreation opportunities are in the immediate vicinity.

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

The proposal will 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:

No measures to reduce or control impacts to recreation are warranted or proposed.

### **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.

One residence on site is less than 45 years old.

- 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.

The applicant has consulted the WISAARD database and found no reference to landmarks, features or other evidence of Indian or historic use or occupation of the site.

- 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.

The applicant has consulted the WISAARD database and found no reference to landmarks, features or other evidence of Indian or historic use or occupation of the site.

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

If any evidence of historical or archaeological resources are discovered during home construction the contractor or owner shall stop work and consult with King County and Tribes for direction.

### **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.

The site is served by SE David Powell Road and SE 56th Street.

- 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?

There is no public transit near 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?

Each home will have a minimum of two parking spaces. No parking spaces will be eliminated.

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

No improvements to existing roads are warranted or proposed.

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

The project is not in the vicinity of air, rail, or water transportation.

- 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?

Residential development generates approximately 10 ADT and 1 PM peak hour trip, which is expected for the one new lot.

- 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.

A proposal will not interfere with, affect or be affected by the movement of agricultural or forest products on roads and streets in the area.

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

No measures to reduce or control transportation impacts are warranted or proposed. Traffic impact (MPS) fees will be paid at the time of future building permits.

## 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.

The project will result in an incremental increased need for public services.

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

The project will pay required impact fees and property taxes.

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

- a. Circle utilities currently available at the site:

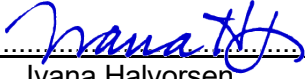
electricity,  natural gas,  water,  refuse service, , sanitary sewer,  septic system,  
other \_\_\_\_\_

- 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.

Power and phone will be extended to the new home(s). Water lines from the Group B water system will be constructed to each home and appurtenant structure.

**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:	
Name of signee	Ivana Halvorsen.....
Position and Agency/Organization	Senior Planner.....
Date Submitted:	March 10, 2022.....