

SEPA¹ 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 restoration 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Edwards Fehu Holdings Barn and Stream Restoration Project

2. Name of applicant:

Eric Edwards

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

18230 240th Avenue SE, Maple Valley, Washington 98038

206-308-3430

4. Date checklist prepared:

November 22, 2024 (original preparation). Updated April 22nd, 2023 for submission.

5. Agency requesting checklist:

King County Permitting Division, Department of Local Services

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

The restoration work and planting installations will take place from early spring to late fall, pending issuance of county permits.

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

The applicant intends to develop a barn located outside the restored prescriptive buffers and the 15-foot BSBL (application #ADDC23-0440). Per King County Code 20.44.040, the building permit for the proposed barn is exempt from SEPA review. Information related to the barn is included in this checklist at the request of King County. The barn permit is subject to King County Code (KCC) 23.24.110, which provides that the County may deny a permit application where unremedied violations exist. This is a discretionary administrative linkage but does not establish that the barn and the corrective action are a single course of action under WAC 197-11-060(3)(b), as each has independent utility.

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

- Critical Areas Study by O'Neill Services Group (September 2023)
- Critical Areas Study by Confluence Environmental Company (July 2024)
- Restoration Plan by Confluence Environmental Company (January 2025)
- Stormwater Technical Information Report by Pacific Stormwater (2024)

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no known applications pending for government approvals of other proposals directly affecting the property covered by the restoration project.

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

King County will be issuing site development permits (e.g., building, grading) as applicable for the proposal.

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 156,816 sq. ft. parcel is currently developed with a single-family residence and 2 additional outbuildings used for storage. The study area is zoned Rural Area 5 (one dwelling unit per 5 acres).

King County issued a NOI (application # ADDC23-0440) for a building permit application in August 2023. They requested that any impacted critical areas and their associated buffers be restored to pre-clearing and grading conditions, including removing fill, unauthorized structures, and replanting native woody vegetation.

Impacts on the site include alteration of a Type N unnamed stream, the associated stream buffer, and a small portion of an off-site Wetland A buffer. An unpermitted 36-foot long, 18-inch culvert was installed in the stream, and a gravel driveway was placed over the culvert. Additionally, downstream from the culvert the stream channel was straightened and rounded rock cobbles and boulders were installed into the stream channel. Two detached structures (sheds) have also been built adjacent to the stream channel within the 65-foot stream buffer and partially within the buffer of Wetland A. Impacts to stream and Wetland A buffer include the 2 detached structures and gravel driveway.

King County requires a restoration plan for stream and buffer impacts. This SEPA checklist addresses the work in lands covered by water (WAC 197-11-756) for the corrective restoration.

The applicant also proposes to construct a barn on the subject property that is administratively linked to the corrective restoration by KCC 23.24.110 but would otherwise qualify as SEPA exempt under WAC 197-11-800(1)(b)(iii). The proposed barn will be 5,177 square feet in size and will have driveway access from 240th Ave SE and SE 182nd St. two 50-foot long dispersion trenches are also proposed with the barn to manage stormwater.

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.

Parcel number: 9206700170

Address: 18230 240th Ave SE, Maple Valley, King County, WA 98038

Legal Description: Lot 17, Webster Lake Estates, according to the plat thereof, recorded in Volume 176 of plats, pages 10 through 18, inclusive, in King County, Washington.



B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

a. General description of the site:

There is approximately 35-ft of grade change across the property. The highest point is in the northeast corner along SE 182nd St, and the property generally slopes down toward the southwest corner of the property along 240th Ave SE.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The developed southern half of the property where the single-family residence, yard, and driveway are located is relatively flat. The wooded northern half of the property gradually slopes downward.

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

The wooded north half of the property has a percent slope between 10-15%.

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 soil survey indicates the study area and surrounding areas include Alderwood gravelly sandy loam (8-15% slopes), which are not considered hydric. Soils observed in data plots during the critical area site investigation consisted of silt loam with gravel and sandy loam.

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

No surface indications or history of unstable soils in the immediate vicinity were identified.

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.

Based on the current site conditions observed by Confluence, vegetation clearing in the central portion of the site included several black cottonwood trees, which resulted in compacted soils from heavy equipment and likely a loss of water uptake by the trees.

Impacts to the Type N stream also occurred. An unpermitted 18-inch culvert, approximately 36 feet was installed, and 5,000 square feet of unauthorized gravel

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

driveway fill was placed over the culvert. Additionally, downstream from the culvert rounded rock cobbles and boulders were installed into the stream channel.

In order to align the stream channel, grading will need to occur to remove the unauthorized gravel fill.

This will entail, approximately:

- 37 cubic yards of gravel removal
- Up to 10 cubic yards for stream channel realignment
- Up to 5 cubic yards for streambed and bank materials

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

Within the scope of the NOI, King County requested that any impacted critical areas and their associated buffers be restored to pre-clearing and grading conditions, including removing fill and replanting native woody vegetation. No erosion is anticipated within the scope of the required restoration work.

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

The site currently contains 7,366 square feet of impervious surface. The proposal will add 12,877 square feet of impervious surface for a total of 20,273 square feet. This will constitute 13% of the lot coverage.

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

Best Management Practices (BMPs) will be implemented to minimize potential temporary impacts. BMPs that might be used include perimeter controls, such as silt fences, straw wattles, mulch berms, and compost socks. Additional measures include surface water control measures, including straw mulch and wood chips. Temporary cover, such as tarps, erosion control blankets, or vegetation, can also be applied to exposed areas to protect soils from rainfall impacts and surface flow.

2. Air

[Find help answering air questions](#)⁴

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.

Construction of the proposed project will involve the use of heavy equipment, resulting in emissions proportional to the level of activity and equipment used. However, no maintenance-related emissions are anticipated upon project completion.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

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

There are no off-site sources of emissions or odor that will affect the proposal.

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

Measures would include limiting equipment use to only what is necessary and enforcing a no-idling policy. No additional controls are anticipated to be needed.

3. Water

[Find help answering water questions](#)⁵

- a. Surface:**

[Find help answering surface water questions](#)⁶

- 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.**

Confluence identified and partially delineated 1 off-site wetland, Wetland A, in the study area but did not identify any on-site wetland area. Confluence determined that an unnamed stream in the study area is a Type O stream; however, King County disagreed with that assessment and determined that it's a Type N aquatic area.

Wetland A:

Confluence delineated approximately 162 feet of the wetland boundary to identify the encroachment of off-site wetland buffer onto the site. The remaining boundary of Wetland A was estimated using the NGPE boundary on the Webster Lake Estates Plat Drawings, evidence of standing water on aerial photos, and visual observations during the site investigations. Wetland A is approximately 4.79 acres (209,000 square feet). According to the Cowardin classification system (FGDC 2013), Wetland A is a forested wetland. According to the Wetland Rating System (Hruby and Yahnke 2023), Wetland A was rated as a Category II wetland, with a water quality score of 8, hydrology score of 8, and habitat score of 6.

Type N Aquatic Area:

An unnamed stream begins off-site, flowing from Wetland A southeast of the site; flows in a northerly direction along the eastern boundary of the site; and then meanders to the west through the central portion of the site. The unnamed stream

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

flows into a culvert beneath 240th Avenue SE that connects to a stormwater conveyance system which connects to a large stormwater detention pond at the end of 240th Avenue SE. This stormwater detention pond eventually connects to a natural stream which flows into Lake Franics. King County classifies this stream as a Type N because it eventually physically connects to a Type F stream. Type N aquatic areas that are located outside the Urban Growth Area are assigned 65-foot buffers.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposed restoration plan aims to restore the critical areas and buffers impacted by unpermitted alterations, including a culverting the unnamed stream, gravel placement and the construction of detached sheds within buffer zones. Restoration will adhere to KCC 21A.24.380 for aquatic areas and KCC 21A.24.340 for wetland buffers. The plan includes the removal of all unauthorized structures and fill within the stream and buffer areas, followed by site restoration through stream restoration, native planting and other ecological enhancements to re-establish buffer function.

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.

The restoration work includes removing approximately 37 cubic yards of fill within the stream and buffer areas. The stream channel realignment may include up to 10 cubic yards of excavation. Imported fill for streambed and bank materials may be up to 5 cubic yards of washed gravel and cobbles to be procured from a licensed vendor.

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

The proposed work is anticipated to occur during periods of no flow to avoid withdrawals or diversions of surface water

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

The proposal does not lie within a 100-year floodplain.

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 the discharge of waste materials to surface waters.

b. Ground:

[Find help answering ground water questions⁷](#)

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

- 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 a general description, purpose, and approximate quantities if known.**

Groundwater will not be withdrawn from a well for drinking water or other purposes.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

No waste material will be discharged into the ground from septic tanks or other sources.

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.**

Surface water runoff will be collected from proposed impervious surfaces (barn and driveway) into catch basins and PVC pipes and conveyed to dispersion trenches which provide flow control and water quality mitigation via filter strips. Water will not flow into other waters but will be dispersed/infiltrated via full dispersion trenches.

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

The project will not generate waste materials that will enter ground or surface waters.

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

The project will realign the stream to mimic historic natural drainage patterns. No other alterations of drainage patterns are proposed.

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

The project will realign the stream to mimic historic natural drainage patterns and restore the buffer, currently an impervious gravel surface, to support the reestablishment of historic drainage functions. Surface water runoff will be collected from proposed impervious surfaces (barn and driveway) into catch basins and PVC pipes and conveyed to dispersion trenches which provide flow control and water quality mitigation via filter strips. Water will not flow into other waters but will be dispersed/infiltrated via full dispersion trenches.

4. Plants

[Find help answering plants questions](#)

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 project will address the extent of vegetative disturbance by replanting the area with a native buffer palette. As part of the restoration efforts, some vegetation, including invasive species and unhealthy specimens, may be removed as part of the restoration.

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

No threatened or endangered species are 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 proposal will provide a total of 21,846 square feet of stream and wetland buffer restoration that will be planted with native trees and shrubs between the existing residence and the proposed barn. The vegetative restoration will be maintained and monitored for a minimum of three years to ensure performance standards outlined in the approved restoration plan.

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

The [WSDA State Noxious Weed Data Viewer](#) was reviewed to determine whether noxious weeds have been identified on or near the site. No noxious weeds have been mapped on the property; however, tansy ragwort and sulfur cinquefoil (non-native class B noxious weeds) have been mapped within the neighborhood.

5. Animals

[Find help answering animal questions](#)⁸

- a. **List any birds and other animals that 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.**

No threatened or endangered species are known to be on or near the site.

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

The site is not part of a migration route.

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

Restoration plantings will enhance the habitat value of the on-site stream, off-site wetland, and their respective buffers.

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

There are no known invasive species known to be on or near the site.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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 proposed barn will utilize existing electrical service at the site for lighting and heating.

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

The restoration work would not affect the 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.**

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

No energy conservation features are included within the scope of the restoration work.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

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

At the project site, there is no known contamination from present or past uses according to the Washington Department of Ecology Toxic Hazard Cleanup Site Index.

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.**

There are no known existing hazardous chemicals or conditions that may affect the restoration work.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

No toxic or hazardous chemicals will be stored, used, or produced during the restoration work or subsequent monitoring.

4. **Describe special emergency services that might be required.**

No special emergency services are anticipated to be required.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

Restoration will adhere to KCC 21A.24.380 for aquatic areas and KCC 21A.24.340 for wetland buffers, and industry BMPs will be used to install the restoration plantings. No environmental health hazards are anticipated due to the restoration work.

b. Noise

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

Not applicable.

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)?**

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

Vehicles delivering plants and associated materials will arrive at the project site on a short-term basis during the restoration work. Heavy equipment will include a backhoe for stream channel work. Work will take place during regular working hours (i.e. Monday – Friday 7am – 6pm) with some weekend work anticipated.

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

Minimal noise is anticipated within the scope of the restoration project, and work will be limited to daylight hours.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

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 156,816 sq. ft. parcel is currently developed with a single-family residence and two additional outbuildings used for storage. The study area is zoned Rural Area 5 (one dwelling unit per 5 acres). The surrounding properties are also zoned Rural Area 5. The proposal will not affect current 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 because 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 project site has not been used as working farmlands or working forest lands.

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, the proposal will not affect or be affected by surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

The site is currently developed with a single-family residence and 2 additional outbuildings used for storage.

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

The two detached structures (sheds) were built adjacent to the stream channel and within the 65-ft stream buffer and within the Wetland A buffer, both of which must be removed from the buffer. One structure will be demolished and one structure will be relocated to the existing landscaped yard.

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

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

The study area is zoned Rural Area 5 (one dwelling unit per 5 acres).

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

The King County comprehensive plan land use designation is rural area 2.5-10 ac/du.

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.

There is an off-site Category II wetland requiring a 110-ft. buffer in the tract southeast of the subject parcel. There is no wetland present on the subject parcel. King County also indicated that the onsite stream is a Type N aquatic area. Type N aquatic areas that are located outside of the Urban Growth Area are assigned 65-ft. buffers.

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

Not applicable.

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

No people would be displaced within the scope of the project.

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

Not applicable.

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

The restoration work is compatible with the single-family residential neighborhood. Restoration will adhere to KCC 21A.24.380 for aquatic areas and KCC 21A.24.340 for wetland buffers.

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

Not applicable.

9. Housing

[Find help answering housing questions](#)¹²

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

Not applicable. No units are proposed within the scope of the restoration project.

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

Not applicable. No units will be eliminated within the scope of the restoration project.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

Not applicable. No housing will be impacted within the scope of the restoration project.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

The proposed barn will be 26.5 feet tall. The exterior will be clad in metal siding and metal roofing.

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

No views will be altered or obstructed.

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

Not applicable. No aesthetic impacts will result from the proposed project.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

Interior and exterior nighttime lighting typical of rural residential construction is proposed for the new barn. No glare is anticipated.

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?

No existing off-site sources of light or glare will affect the proposal.

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

Not applicable. Lighting will comply with King County building code standards.

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

12. Recreation

[Find help answering recreation questions](#)

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

The project site is in a single-family residential neighborhood, and recreational opportunities are limited. However, the site is about 2-3 miles away from notable trailheads, including Tiger Mountain Trailhead and Taylor Mountain Forest Trailhead.

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

No, the proposed restoration 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:**

Not applicable. The proposed restoration project would not impact recreational opportunities in the area.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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 Washington State Department of Archaeology and Historic Preservation (DAHP) and the King County Cultural Resource Protection Project databases were checked on November 27, 2024. No listed or proposed historic properties were found in the project vicinity. The existing single-family home was built in 1998.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

No landmarks, features, or other evidence of Indian or historic use or occupation were identified.

- 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 predictive model on the DAHP WISAARD map was reviewed on November 27, 2024. The project site was mapped as “moderate risk” of having environmental factors with archaeological resources.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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.**

Because there are not any listed or proposed archaeological or historic resources in the project area, no restoration is being proposed. If archaeological or historic resources are uncovered or encountered during the restoration project, work will cease immediately, and appropriate steps necessary to protect those resources will be taken before work resumes.

If resources are discovered, the Washington State DAHP, the King County Historic Preservation Program, and any affected federally recognized tribes will be notified immediately, and an on-site inspection will be conducted by a professional archaeologist and other qualified resource professionals.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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 project site is located at the corner of SE 182nd St and 240th Ave SE. The existing single-family residence is accessed off of 240th 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?**

The site is not currently served by public transit. The DART Route 907 bus travels down highway 169 from Renton to Maple Valley and Black Diamond, but there are no bus stops within walking distance of the site.

- 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 new or improvements to existing roads, streets, pedestrian, bicycle, or state facilities will be required.

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

The project will not use or occur in the immediate vicinity of water, rail, or air transportation.

- e. 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?**

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

No vehicular trips will be generated by the completed project. The existing homeowners will be the only people accessing the property on a regular basis.

- f. 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.**

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

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

The proposed restoration project is not anticipated to affect local transportation facilities or vehicle trips. No transportation reduction or control measures are proposed at this time.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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 would not result in an increased need for public services.

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

No measures to reduce or control the need for public services is proposed or anticipated.

16. Utilities

[Find help answering utilities questions¹⁸](#)

- 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.**

Existing power and water at the site will be used for the restoration project.

C. Signature

[Find help about who should sign¹⁹](#)

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.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

X



Type name of signee: ERIC EDWARDS

Position and agency/organization: OWNER

Date submitted: 4-23-2026

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section 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:

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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.