

# 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 [Find help answering background questions](#)

**1. Name of proposed project, if applicable:**

Redmond Single Family Residence

**2. Name of applicant:**

William McNeil / Ping Jia

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

William McNeil - 11434 Newcastle Way, Bellevue, WA 98006

**4. Date checklist prepared:**

2/10/2025

**5. Agency requesting checklist:**

King County Permitting

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

Begin construction as soon as building permits are approved.  
Construction time should take 6-8 months after permit approval.

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

No.

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

Wetland Buffer Study  
Arborist Report  
Civil Engineering

**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.**

CAEX - Critical Areas Alterations Exemption  
Building Permit

**11. Give a 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.)**

Construction of a single family residence on a parcel in a neighborhood of similar homes. Approximately 3000sqft, 3-story residence with 2 car garage.

**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 project is located at APN 8807810720. It is the parcel located on the north east corner of the intersection of 215th Ave NE and NE 60th PI in Redmond (Unincorporated King County), WA. All relevant studies (topographic survey, civil engineering studies, arborist reports, biologist reports, etc.) have been filed with King County MyBuildingPermit.com

## B. Environmental Elements

### 1. Earth [Find help answering earth questions](#)

#### a. General description of the site:

Relatively flat residential lot backing to a wetlands. The wetlands buffer extends onto the property, but the wetlands is entirely off-site. Thus a critical areas alteration exemption needs to be made to allow building within the buffer area. Care will be taken to build as far from the buffer area as possible.

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

Relatively flat.

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

8% (the property slopes from 313ft elevation to 303ft elevation across 125 linear feet).

#### 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.

Alderwood gravelly sandy loam. There are no wetlands located on the parcel.

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

No.

#### 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.

1587sqft impervious surface area. Total clearing limits is 5,909sqft. Native soil will be left undisturbed when possible and protected from compaction. Otherwise topsoil of 75-80% sandy loam and 20-25% compost will be utilized.

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

No.

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

15.5%

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

As little native soil will be disturbed as possible. Barriers will be used to prevent erosion control off site and also cover any stockpiles with black plastic and weights. Drainage systems as approved by King County will be installed.

## 2. Air [Find help answering air questions](#)

**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.**

Electricity use of a typical, single family residence of 3000sqft.

**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.**

Use electricity rather than gas generators during construction when possible.

## 3. Water [Find help answering water questions](#)

**a. Surface Water: [Find help answering surface water questions](#)**

**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.**

There is a category II wetlands completely offsite but whose buffer extends across the majority of the subject parcel.

**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.**

Work will occur within 200' of the wetland, within the wetland buffer. However, the wetland is entirely offsite. Plans are filed with King County permitting division.

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

None.

**4. Will the proposal require surface water withdrawals or diversions? Give a 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:** [Find help answering ground water questions](#)

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.

No.

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.

Domestic sewage from a single family residence will be processed via an on-site septic tank and drainfield, which has already been designed and approved by King County Public Health and is on the MyBuildingPermit.com website.

**c. Water Runoff (including stormwater):**

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

Stormwater management will be performed via civil engineering from Eastside Consultants. Gutter collection system will flow into the culvert that runs along the side of the street for Stormwater management.

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

No.

c) 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.

Grading around foundation will be done to ensure to changes or affect to drainage patterns in the vicinity. The gutter system will aid in runoff water control.

#### 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?

8 trees >6" diameter (mix of evergreen and deciduous) will be removed. Replanting will occur according to replanting requirements to make up for the removed canopy coverage.

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.

Native plant landscaping will occur according to the mitigation plan proposed by the wetlands biologist. It includes off site mitigation and use of native plants to enhance vegetation at the property boundary and minimizing impact in the buffer zone.

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

None.

#### 5. Animals [Find help answering animal questions](#)

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.

None.

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.

N/A

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

N/A

## 6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. 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.

Electricity will be used for all energy needs.

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

No.

3. 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.

Insulation and energy efficient windows.

## 7. Environmental Health [Find help with answering environmental health questions](#)

- 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.

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.

None.

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)?**

Short term residential construction noise during approved hours (8am-7pm) for approximately 6-8 months, with the majority of the noise decreased after 2-3 months when the frame and envelope are complete.

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

Adherence to local noise ordinances.

**8. Land and Shoreline Use** [Find help answering land and shoreline use questions](#)

- 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.**

Vacant land in a residential neighborhood. No, it will not affect adjacent properties as they are all residential homes.

- 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?**

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.**

None.

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

N/A.

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

Single Family Residential.

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

Single Family Residential.

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

N/A

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

Category II wetlands buffer.

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

1-5.

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

None.

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

Impacts are minimal, the neighborhood is a residential neighborhood.

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

Impacts are minimal, the neighborhood is a residential neighborhood and the structure proposed is a similar, residential, single family home.

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

None.

**9. Housing** [Find help answering housing questions](#)

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

1. Middle income.

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

0.

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

None.

**10. Aesthetics** [Find help answering aesthetics questions](#)

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

35', not to exceed local building code height ordinances.

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

None.

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

None.

**11. Light and Glare** [Find help answering light and glare questions](#)

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

None.

- 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.

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

None.

**12. Recreation** [Find help answering recreation questions](#)

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

None.

- 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.

**13. Historic and Cultural Preservation** [Find help answering historic and cultural preservation questions](#)

- 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.

No.

- 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.

N/A. There are no cultural or historical resources to preserve on 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.

N/A. There are no cultural or historical resources to preserve on the site.

**14. Transportation** [Find help with answering transportation questions](#)

- 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.

None.

- 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. There are bus routes approximately 1 mile away.

- 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.

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

No.

- 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?

1 - single family residence vehicle.

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.

No.

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

None.

**15. Public Services** [Find help answering public service questions](#)

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.

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

None.

**16. Utilities** [Find help answering utilities questions](#)

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, water. Septic plans have been approved.

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.

Electricity, water. Septic plans have been approved.

**C. Signature** [Find help about who should sign](#)

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.

X   
\_\_\_\_\_

Type name of signee: William McNeil

Position and agency/organization: Project Manager

Date submitted: 2/10/2025

## D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

**IT IS NOT REQUIRED** to 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?**

It would not.

- **Proposed measures to avoid or reduce such increases are:**

N/A.

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

It would not. The wetlands are completely offsite.

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

As large of a wetlands buffer as can be provided will be given, with border fence and native plants used to transition in accordance to the biologist plan. Off site mitigation credits will also be purchased.

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

8 trees will be cut down.

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

Similar canopy of replacement trees will be replanted.

**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?**

It would not - there are no wetlands on site.

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

As large of a wetlands buffer as can be provided will be given, with border fence and native plants used to transition in accordance to the biologist plan. Off site mitigation credits will also be purchased.

**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?**

It would not.

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

N/A.

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

It would increase demand by a single family.

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

N/A.

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

It does not.