

KING COUNTY ENVIRONMENTAL CHECKLIST

for

Two (2) Existing Single-Family Homes
Reasonable Use Application

April 18, 2025

Prepared For:
Veristone Fund I LLC
6725 116th Avenue NE, Suite 210
Kirkland, WA 98033

Prepared By:
Jennifer Caldwell
Dawn Sinagra
Craig Deaver
15077

KING COUNTY

ENVIRONMENTAL CHECKLIST

Action: _____

Receipt: _____

Received By: _____

Date: _____

I. INTRODUCTION INFORMATION

Name of Proposed Project (if applicable):

2 Lot Critical Area Alteration Exception

Applicant: **Veristone Fund I LLC**

Address: **6725 116th Avenue NE, Suite 210
Kirkland, WA 98033**

Phone: **(425) 828-9800**

Agent: **Craig Deaver – CES NW, Inc.**

Address: **429 – 29th Street NE, Suite D
Puyallup, WA 98372**

Phone: **(253) 848-4282**

Location of Project: **King County, Washington**

Address: **xxx 143rd Place SE, Renton, WA 98058
See Appendix for Vicinity Map.**

Section: **03** Quarter: **NW1/4 of the NE1/4** Township: **22N** Range: **05E**

Tax Parcel Number(s): **0322059088 and 0322059093**

Date Checklist Prepared: **April 18, 2025**

A. BACKGROUND

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

Critical Area Alteration Exception Approval then home building permits in 2025.

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

No, there are no future additions being proposed.

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

An Environmentally Critical Areas Assessment report by Habitat Technologies, dated April 16 & 17, 2025 is included in the SEPA application.

4. 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, there are no other pending governmental approvals.

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

Reasonable Use, SEPA threshold determination, and building permits.

6. 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.

The proposal to build single-family homes on the existing two (2) lots and provide wetland buffer enhancements for buffer impacts. A critical area alteration exception is requested for the two (2) existing parcels. Soos Creek Water and Sewer District will serve the homes with water and sanitary sewer service.

7. Location of 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.

From Seattle, take I-5 South to Exit 154A for I-405 N toward Renton. Continue onto I-405 N. Use the 2nd from the right lane to take Exit 2 toward Renton. Merge onto WA-167 N. Use the middle lane to stay on WA-167 N. After approximately 0.2 miles turn right onto South Grady Way. After approximately 0.4 miles turn right onto WA-515 S. After approximately 3.1 miles turn Left onto SE 192nd Street. After approximately 2.2 miles turn right onto 143rd Place SE. The destination will be on the left.

Section: **03** Quarter: **NW1/4 of the NE1/4** Township: **22N** Range: **05E**

B. ENVIRONMENTAL IMPACTS

1. EARTH

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

The site generally flat and slopes to the west towards wetland A .

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

The steepest on the site is approximately 15%. The average slope is approximately 2%-5%.

- 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 at the site is identified by the USDA Natural Resource Conservation Service (NRCS) map of King County, Washington as Alderwood gravelly sandy loam, 0 to 8 percent slopes.

See appendix for the Soils Map and Description.

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

No. There are no known unstable soils or a history of unstable soils in the immediate vicinity.

- 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.

The site will be designed to balance cut and fill quantities to the greatest extent possible. Once the Reasonable Use is approved, building permits with site plans will be submitted for King County review and approval. It is estimated to be less than 500 cubic yards of material will be moved during construction to balance the site.

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

Yes, if vegetation is cleared during wet weather, there is a potential for erosion to occur. During construction, the developer will utilize Best Management Practices (BMPs) for wet weather.

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

Approximately 15% of the site will be covered with impervious surfaces. This area includes the existing roadway and proposed roadways, driveways, and roof area within the site boundary.

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

As part of the building site plan, a temporary erosion and sedimentation control plan will be prepared for approval by the King County. Erosion control features will be installed prior to construction and maintained until the threat of erosion ceases to exist.

2. AIR

- 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.

The construction/home building activities proposed at the site will cause dust particulate to be emitted to the air. Vehicles and equipment used during construction can be a potential source of emissions. When the project is complete, the site may be the source of vehicle emissions from vehicles using the site. However, quantities are unknown.

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

Vehicles using the surrounding street system can be a source of emissions or odor. However, it is not anticipated these off-site vehicle sources of emissions will affect this proposal.

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

Unwanted dust particulate can be controlled to a certain extent by the application of water before and during grading activities. It is assumed construction vehicles used will be equipped with factory-installed mufflers and spark arresters which would control excessive emissions. There are no measures proposed to control emissions because of vehicles using the site after construction.

3. WATER

- a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it

flows into.

Yes, Wetland A exists on Lot A and Wetland B on Lot B. Wetland A is a category 2 wetland with a 150-foot buffer and Wetland B is a category 3 wetland with a 80-foot buffer.

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 for this work.

Single-family homes are proposed on each lot. Dispersal trenches are to be placed within the wetland buffers to control runoff from each home's rooftop. A portion of the proposed driveways and homes are within the wetland buffers.

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.

The project does not include any surface water withdrawals or diversions.

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

No, the site does not lie within a known 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.

No, the proposal does not include discharges of waste materials.

b. Ground Water:

1. Will ground water 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.

There will be no groundwater withdrawals.

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) is/are expected to serve.

The development proposes to connect to Soos Creek Water and Sewer District's sanitary sewer system. No waste material will be discharged into the ground.

c. Water Runoff (including stormwater):

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

The primary source of runoff will be from stormwater. Minimal water runoff is anticipated to occur due to landscape watering and other maintenance activities.

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

Generally, a project of this type and size would provide landscaping. If chemicals or fertilizers are used to maintain these areas are not handled properly, it is possible they could enter ground or surface waters. To our knowledge, there are no other known sources of contaminants associated with this proposal.

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

The proposed single-family homes stormwater design will maintain natural drainage patterns per King County design standards.

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

The primary source of runoff will be from stormwater. Minimal water runoff is anticipated to occur because of landscape watering and other maintenance activities.

4. PLANTS

- a. Check the type(s) of vegetation found on the site:

☐ Deciduous tree: alder, 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 developer will remove the vegetation within the buildable area of each lot during home building. The clearing limits will be shown on the building permit plans submitted to the King County for review.

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

To our knowledge, there are no threatened or endangered plant species on or near the site. No threatened or endangered species are noted on the Washington State Fish and Wildlife (WDFW) Priority Species and Habitat interactive map. See Appendix VI for the WDFW map.

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

Landscaping will incorporate native plant species in accordance with King County Code.

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

No noxious weeds or invasive species are known to be on or near the site.

5. ANIMALS

- 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:

 X Birds: **songbirds, crows**

 X Mammals: **field mice, squirrels**

 Fish: **None**

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

To our knowledge, there are no threatened or endangered animal species on or near the site. No threatened or endangered species are noted on the Washington State Fish and Wildlife (WDFW) Priority Species and Habitat interactive map. See Appendix VI for the WDFW map.

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

No, not to our knowledge. Migrating bird populations have not been known to visit the site.

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

No measures are proposed. The project is a single-family residential home.

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

None known.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The primary energy source required to meet the energy needs of the proposed development is electricity. Sufficient amounts of which would be used to maintain a comfortable lifestyle and environment. Electricity would be used to for heating and lighting purposes.

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

No, the existing adjacent properties are single-family lots. The largest impact to placing solar panels is the existing home locations on the adjacent parcels.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The homebuilder will build the proposed homes using energy efficient materials based on current industry standards for home building.

7. ENVIRONMENTAL HEALTH

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

Typically, a residential development is not a source of environmental health hazards. During construction of the proposed project, it is possible a spill related to construction activity or equipment may occur. Once the homes have been constructed, the risk of fire is always present within a residential development.

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

No known possible contamination at the site from present or past uses.

- 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 hazardous chemicals/conditions which might affect the project development and design.

- 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.

During construction, typical materials for construction oil, petroleum or grease may be used and stored on-site and properly disposed of in accordance with the required stormwater pollution prevention plan. No chemicals will be produced.

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

While not anticipated to occur, the services of the local emergency service providers may be required at some time.

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

None are proposed.

b. Noise

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

Noise exists from the neighboring single-family parcels and nearby street system. However, it is not anticipated the noise will adversely affect the proposed project.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction operation, other)? Indicate what hours noise would come from the site.

During the short-term, construction activity at the project site will vary considerably as the construction progresses. In addition, because the noise produced on the site depends on the equipment being used, the noise would vary from day to day. Maximum construction noise levels can be expected to range from 65 to 89 dBA with an average value of approximately 85 dBA. Minimum noise levels can be expected to have a wider range of 57 to 88 dBA with an average value of 78 dBA (based on a construction activity noise model, described in *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*). Noise associated with construction operations on the site will occur roughly between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. Long-term noise impacts will result from vehicles using the site and noises typical to a single-family residential plat.

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

Noise impacts associated with the construction phases of the project will be limited in duration. To mitigate general noise impacts during home building, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles can be anticipated. No measures to mitigate noise impacts during the building phase are proposed. Construction hours will be limited to the normal workday, 7:00 a.m. to 6:00 p.m.

8. LAND AND SHORELINE USE

- 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.

Site: Vacant

North: Single-family home and SE 192nd Street

West: Single-family homes
East: Single-family homes
South: Single-family 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 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 non-forest use?

No, not to our knowledge.

- 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:

To our knowledge, the adjacent parcels are not used for agriculture or forestry.

- c. Describe any structures on the site.

The parcel is vacant.

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

No structures on-site.

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

The site is currently zoned R6.

Please see the zoning map in the appendix for clarification of zoning.

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

The current comprehensive plan designation is Urban Residential.

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

The site is two (2) existing lots. A residential building will be built on each lot, once the reasonable use permit and buildings are approved. It is assumed the homes will be in the middle-income range.

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

None, the parcel are vacant with no existing structures.

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

None are proposed.

10. AESTHETICS

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

Maximum building height is 35 feet.

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

No views in the immediate vicinity would be altered or obstructed. The view of the site, of course, will be altered with single-family homes on each existing lot, once building permits are issued.

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

The home builder will propose architecturally compatible homes during the home building permit process. After home construction, the parcels will have landscaping.

11. LIGHT AND GLARE

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

Light and glare will result from reflective surfaces, and exterior building lights. Interior lighting may be noticeable. The occurrence of light impacts are anticipated from dusk to dawn.

including recreation opportunities to be provided by the project or application, if any:

No measures proposed.

13. HISTORIC AND CULTURAL PRESERVATION

- 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 located on or near the site? If so, specifically describe.

There are no structures on-site. No items are noted in the Department of Archaeology and Historic Preservation online system (WISSARD). There are no known sites in the vicinity eligible for or listed in WISAARD.

- 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.

To our knowledge, there are none.

- 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.

No formal studies have been conducted to assess cultural or historic resources associated with 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.

There are no measures proposed to reduce or control impacts. However, if objects are unearthed during site work which may be culturally significant, the Washington State Office of Archaeology and Historic Preservation will be notified.

No.

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

None are proposed.

15. PUBLIC SERVICES

- 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.

Yes. Whenever a residential home is constructed, the need for public services, such as police and fire protection, increases.

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

Impacts will be controlled by the increase in tax base and tax assessments paid to the public services as well as impact fees.

16. UTILITIES

- a. Circle utilities currently available at the site:

Adjacent and/or near to the existing single-family lots are electricity, water, sanitary sewer, refuse service, telephone and cable.

- 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.

The proposed plat anticipates using the following utilities:

**Electricity: Puget Sound Energy
Water:..... Soos Creek Water and Sewer District
Sanitary sewer:..... Soos Creek Water and Sewer District
Refuse service: Republic Services
Telephone/cable/internet: CenturyLink and Xfinity**

SIGNATURES

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: Dawn Sinagra

Position and Agency/Organization: _____

Senior Planner with CES NW Inc

Date Submitted: April 18, 2025

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

It is highly unlikely glare or light from the project site will interfere with views or affect wildlife. Outdoor lighting is intended to promote safety rather than create a safety hazard.

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

Off-site sources of light or glare which may be noticeable would be the result from reflective surfaces, exterior building lights, and interior lighting from surrounding parcels. The occurrence of light impacts are anticipated from dusk to dawn and are not anticipated to affect the project.

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

The exterior building lights will be of low intensity, typically used for safety and security purposes.

12. RECREATION

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

There are several designated and informal recreational opportunities in the immediate vicinity of the proposed site. Some of these opportunities within approximately 5 miles include: Gray Grany Park, Clark Lake Park, Lake Youngs Park, Soos Creek Trail, Green Tree Park, North Meridian Park and Ballfields and North Meridian Park.

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

No, the project will not displace any recreational opportunities.

- c. Proposed measures to reduce or control impacts on recreation,

14. TRANSPORTATION

- 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 adjacent to SE 192nd Street, which will provide access to the proposed development.

See Appendix for Vicinity Map.

- b. Is the site or affected geographic area currently serviced by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, the site is not directly served by public transit. There is a King County transit stop northeast of the site at the intersection of SE 177th Street and 140th Avenue SE.

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

Yes, shoulder widening along 143rd PI SE is provided as a pullout.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

It is estimated the project will generate approximately 20 trips per day.

- 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.

Stormwater:..... King County

Project is not in an area designate as a shoreline by King County's Shoreline Master Program, does not apply.

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

Yes, two wetlands have been mapped onsite. Wetland A is a category 2 with a 150-foot buffer and Wetland B is a category 3 with a 80-foot buffer.

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

There is one (1) single-family home proposed with approximately 3 to 4 individuals per home.

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

None, there are no existing structures on-site.

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

None at this time.

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

The proposed residential use is adjacent to other single-family residential uses and is allowed within the current zoning (R6) use.

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

To our knowledge, the adjacent parcels are not used for agricultural or forest lands.

9. HOUSING

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

APPENDIX
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