

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 SEPA studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Clearing & Grading Permit for Vistas at Mallard Lake Apartments

2. Name of applicant:

Applicant:

25210 - 45th Place South | Kent, WA 98032

Contact: Amrik Ghag

Phone: (253) 630-6676

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

Contact:

Ivana Halvorsen

Barghausen Consulting Engineers, Inc.

18215 72nd Ave S

Kent, WA 98032

4. Date checklist prepared:

June 2023

5. Agency requesting checklist:

King County Department of Local Services, Permitting Division

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

Dependent on permits, Site grading and drainage construction 2023 – 2024; Apartments 2024 or per market conditions.

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 construct a 7-unit apartment building on the site with a building permit to be submitted under separate cover.

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

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

- SEPA Environmental Checklist with GHG Worksheet dated June 2023
- Soil Amendment Plan
- Post Construction Soil Standard Worksheet
- DNR FPAS Maps
- Technical Information Report prepared by Barghausen Consulting Engineers, Inc. dated June 2, 2023
- Critical Area Evaluation prepared by Sewall dated December 8, 2022
- Arborist Report by Greenforest Inc. dated December 26, 2022
- Geotechnical Engineering Report prepared by Earth Consultants, Inc. dated July 29, 2004
- Geotechnical Engineering Report prepared by Jason Engineering dated March 1, 2014
- Clearing / Grading Plan set prepared by Barghausen Consulting Engineers, Inc. dated June 2, 2023

- Road Construction Plan Set prepared by Barghausen Consulting Engineers, Inc. dated June 6, 2023

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

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

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

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

- King County SEPA Determination
- King County Clearing and Grading Permit
- Department of Ecology NPDES Permit
- King County Right of Way Use Permit
- Seattle City Light Utility Permit
- King County Commercial/Multi Family Building Permit
- King County Site Development Permit
- Water District 45 Permit
- South Suburban Sewer District Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to clear and grade the site and install public road infrastructure and stormwater facilities to prepare the site for future development with a 7-unit apartment building. All soil will remain on site and will be graded as shown on the enclosed conceptual grading plan. Erosion control measures will be in place during land disturbance activities.

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 the southeast corner of 12th Avenue SW and SW 104th Street, Assessor's Parcel No. 062304-9059. The property is in Section 06, Township 23, Range 4 in King County. Please see attached site plans, vicinity map, and legal description.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, **rolling**, hilly, steep slopes, mountainous, other _____

The site has gently sloped to flat topography.

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

The steepest slopes on the site are approximately 10 percent.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils on the site are Urban Land – Alderwood complex (3055 & 3057) with areas of peat. None of the soils are not prime farmland.

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

There are no surface indications of unstable soils on the site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will be graded to establish the pad for the future apartments and the recreation space. Grading quantities: approximately 2,000 cyds of combined cut/fill will occur with this grading permit. Imported compost/topsoil up to 2,000 cyds. If imported fill (compost) is required to achieve the post construction soil standard, then imported compost would come from an approved source.

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

During clearing and regrading, erosion could occur during a rain event or in durations of extreme dryness and wind dust erosion could result.

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

No impervious surfaces are proposed on site with this grading permit. When the future apartments are constructed, approximately 40 percent of the site will be covered by impervious surfaces.

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

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

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction fugitive dust from earth moving could occur. Also, fumes from diesel construction equipment could be generated. These emissions would be temporary and limited to the construction window only.

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

Offsite emissions include vehicle emissions from adjacent and nearby neighborhood roads. These are not expected to affect the proposal.

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

If needed during construction, water trucks may be used to control fugitive dust. Street sweepers would also be employed if needed to control tracking of soils off-site during construction. TESC measures including a construction access road will remove some dirt and dust from vehicles leaving the site.

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

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

There is an off-site stormwater pond that has been classified as a "Type O water" with a 25-foot buffer. Grading, utilities, and home construction will occur within 200 feet.

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.

On site grading work is proposed to occur within 200 feet of the offsite Type O water.

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

No fill or dredge material is proposed to be removed or placed in surface waters or wetlands on or off site.

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

The proposal will not require surface water withdrawals or diversions.

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

No portion of the site lies within a FEMA 100-year floodplain; however, there is a portion of the site that has been known to be inundated with stormwater at times from an upstream overflow

structure that is offsite. The approximate limits of the inundation "flood" area is mapped on the site plan (Sheet C3.0).

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

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

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn by the proposal. No discharges to groundwater are proposed.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste systems or waste material generating facilities are proposed. No septic systems exist or are proposed on the site or for future development.

c. Water runoff (including stormwater):

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

Sources of runoff from the proposal will include precipitation falling on the site. Storm water currently flows across the site and/or infiltrates into the ground. After the project is complete, the same conditions will exist. During construction, a temporary interceptor swale with rock check dams system will route construction stormwater to a temporary erosion and sediment control pond with silt fence baffles. After detention and treatment, storm water will be discharged to a downstream location to mimic existing conditions.

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

The temporary erosion and sedimentation control (TESC) design is intended to prevent storm water sediment from leaving the site.

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

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

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any:

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

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other: cottonwood, willow (all dead/dying)
- evergreen tree: fir, cedar, pine, other (hemlock)
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All dead/dying trees, blackberries, grass, and understory plants will be removed with site grading.

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

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

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

After completion of the site grading and construction of stormwater facilities, the site will be hydroseeded with native grass mix and/or wildflower seed mix. Landscaping will be completed with the future apartment building.

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

Himalayan Blackberry is present and Purple Loosestrife have been reported nearby and are mapped in King County iMap.

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

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

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

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

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

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

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

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

No measures to preserve or enhance wildlife are proposed.

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

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

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

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

The grading project will have no energy needs.

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

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

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

No energy conservation features are proposed or warranted.

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

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

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

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

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines

located within the project area and in the vicinity.

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

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

No toxic or hazardous chemicals will be stored, used or produced during the proposal's construction.

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

No special emergency services will be required by the proposal.

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

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

b. Noise

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

Noise near the site includes light traffic noise from adjacent local roadways.

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

During construction, noise will be associated with earthmoving equipment. After clearing and grading the site would not generate noise. When the apartments are constructed, there will be noise during construction and typical suburban residential noise levels after completion.

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

Measures to control noise impacts are neither warranted nor proposed

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

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant. Adjacent property to the west is Mallard Lake. To the north, east and south are residential properties. The proposal to clear and grade the site will not affect land uses on nearby or adjacent properties.

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

There is no evidence that the site has been a working forest or farm.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

These conditions do not exist nearby; therefore, this does not apply.

- c. Describe any structures on the site.

The site does not contain any structures.

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

No structures will be demolished.

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

The site is currently zoned R-12-P.

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

The Comprehensive Plan designation for the site is Urban Medium Density.

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

This does not apply; no portion of the site is a regulated shoreline.

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

The site does not contain any critical areas.

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

Upon completion of the grubbing and grading activity, no people will reside or work on the site. Up to 20 people could live in the future apartments.

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

No people will be displaced by the proposal.

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

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

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

Clearing and grading the site will not create any incompatibilities with existing or projected land uses or plans. The future planned apartment is consistent with surrounding zoning, uses, and planned use of the site.

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

These conditions do not exist nearby; therefore, this does not apply.

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

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

The grading project will not introduce any housing units. Ultimate development of the site will provide seven market-rate apartment units.

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

No housing units will be eliminated by the proposal.

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

No measures to control housing impacts are warranted or proposed.

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

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

No structures are proposed by the grading project. The future apartment building will comply with height restrictions of the R-12 zone.

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

No views in the immediate vicinity will be altered or obstructed by the grading proposal. The future apartment building will potentially block or impede views to the west from the properties immediately east of the site.

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

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

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

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

The grading proposal will not produce light or glare. The future apartment building will have exterior lighting that will be dark sky compliant and dusk-to-dawn.

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

The proposal will not produce light or glare; therefore, this item does not apply. The future apartment building will not produce light or glare that would create a safety hazard or interfere with views.

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

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

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

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

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

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

Steve Cox Memorial Park is located diagonally across 12th Avenue SW to the northwest of the site. Steve Cox Memorial Park contains formal and informal recreational uses, including sport fields, sport courts, play fields, playground equipment, and picnic areas.

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

The proposal will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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

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

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no buildings or structures on the site. The applicant is not aware of any preservation status on or near the site.

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

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

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The applicant has consulted the WISAARD database and found no reference to landmarks, features or other evidence of Indian or historic use or occupation of the site. The WISAARD Predictive Model indicates level 4 "high risk".

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

If any evidence of historical or archaeological resources is discovered during the grubbing and grading process the contractor shall stop work and consult with King County and Tribes for direction.

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is served 12th Avenue SW and SW 104th Street.

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

Transit service is not within 0.25 miles of the site. Transit runs on 15th Avenue SW (Metro H Line) to the west and on 8th Avenue SW (Metro 128) to the east.

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

No parking spaces are proposed or will be eliminated. The future apartment will have 14 parking stalls, 2 per unit.

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

The project proposes to construct a portion of SW 104th Street across the property's frontage, including new roadway, new sidewalks, and a temporary hammerhead turnaround.

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

The project is not in the vicinity of rail or water transportation. King County International Airport exists to the east.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

During the clearing and grading process approximately 10 trips per day may be generated by workers at the project. After the clearing and grading is complete the site will generate zero trips until the apartment building is constructed. After completion, the site is expected to generate approximately 51 average daily trips and 5 PM Peak trips per ITE Manual Land Use Code 220.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

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

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

The future apartment developer will pay traffic impact fees as required.

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

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The grading project will not result in an increased need for public services. The future apartment project will result in an incremental increase in need for public services, including fire, police, transit, health care, and schools.

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

The future apartments will pay mitigation fees as required.

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

a. Circle utilities currently available at the site:

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposal includes installation of pipes for stormwater that exceed 8-inches in diameter. The future apartment will also include installation of pipes for water and/or sewer that may exceed 8-inches in diameter.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Name of signee

Ivana Halvorsen

Position and Agency/Organization

Senior Planner

Date Submitted:

June 7, 2023