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 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.

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

A.Background

Find help answering background questions²

1. Name of proposed project, if applicable:

Ames Lake Project

2. Name of applicant:

Sawtooth Land Company LLC

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

Contact: Nathan Chapman

Address: PO Box 816, Redmond, WA 98073

Phone: (206) 949-9999

4. Date checklist prepared:

September 13, 2024

5. Agency requesting checklist:

King County

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

Grading activities Spring 2025

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

No. The project will be constructed in one phase.

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

Geotechnical Evaluation by Cobalt Geosciences, dated February 3, 2024.

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.

None known.

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

King County Grading Permit and Building Permits for the homes.

SEPA Environmental checklist (WAC 197-11-960)

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

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 proposed project is a single-family residential project that will construct five new homes. The existing and proposed use of the project is single-family residential with King County Zoning of RA-5 where the proposed project is allowed.

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 26920 NE Ames Lake Rd, Redmond, WA 98053. The project is located in a portion of SW ¼, Section 24, Township 25N, Range 06E. There are a total of five parcels included in the project with King County parcel numbers as follows:

• 242506-9102, -9103, -9104, -9105, and -9024.

B.Environmental Elements

1. Earth

Find help answering earth questions³

a. General description of the site:

The project site is approximately 5.1 acres and is somewhat rectangular with dimensions of 250 feet wide by over 800 feet deep. The total area of clearing and disturbance is 2.8 acres. The project site generally slopes from east to west with slopes of approximately 5 to 15 percent. There are no steep slopes or geologically hazardous areas on or near the project site. There are no open bodies of water or creeks on or near the project site.

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

The project site has flat to moderate slopes

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

15%

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

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.

Silty sand and gravel (weathered outwash) overlain by medium to course grained sand with gravel (recessional outwash). The upper weathered soils can be classified as Vashon Glacial Till and deeper soils as Vashon Recessional Outwash and Ice-Kame deposits.

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

No, none known. The Geotechnical Evaluation did not find any unstable soils.

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.

Approximately 400 cubic yards of cut, 300 cubic yards of fill, with a net earthwork of 100 cubic yards of cut. Earthwork brought into the site will be from local supplier or quarry.

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

Yes, minor erosion could occur during clearing and construction activities, but will be limited and kept onsite by the use of erosion control measures which are part of the grading permit.

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

Impervious surfaces will include house roofs, driveways and access road with a total impervious area of approximately 38,109 square feet (0.875 acres).

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

Temporary erosion and sediment control (TESC) measures will be implemented during construction per the grading permit. As part of the grading permit TESC plans and a Construction Stormwater Pollution Prevention Plan has been prepared for the project to help guide the contractor on implementing the TESC measures.

2. Air

Find help answering air questions⁴

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 typical vehicle and equipment exhaust will be the primary emissions to the air. After construction emissions to the air will be typical for residential properties including passenger vehicles and heating exhaust.

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:

No measures are proposed.

3. Water

Find help answering water questions⁵

a. Surface:

Find help answering surface water questions⁶

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 are no surface water bodies located on or near the project site.

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.

Not applicable.

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.

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

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

Not applicable.

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:

Find help answering ground water questions⁷

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.

There is an existing well onsite that will remain and be used for irrigation for the new residences.

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.

New septic systems will be installed on each property. Drip dispersal systems will be used discharge domestic sewage. The size of the system will cover approximately 3,000 square feet on each property. The septic systems will be permitted and approved by King County department of health prior to installation.

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.

Source of runoff will include rainfall which will create stormwater on the project site. Stormwater will be managed by collecting and conveying to an onsite retention facility that will infiltrate into the soils. The retention facility will have an overflow that will discharge large storm events to the existing drainage in Ames Lake Rd.

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

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

No.

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

No, drainage patterns will be maintained.

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

The project will install a stormwater retention facility onsite.

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
	$\hfill \Box$ orchards, vineyards, or other permanent crops.
	\square wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
	☐ water plants: water lily, eelgrass, milfoil, other
	\square other types of vegetation
b.	What kind and amount of vegetation will be removed or altered?
	Approximately 2 acres of local deciduous and evergreen trees will be removed for the development.
c.	List threatened and endangered species known to be on or near the site.
	None 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.

No known noxious weeds on or near the site.

Approximately 1.5 acres of treed area will remain undisturbed.

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

5. Animals

Find help answering animal questions⁸

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.

There are no known threatened or endangered species on or near the site.

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

The site is not part of a major migration route.

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

Approximately 1.5 acres of treed area will remain undisturbed to preserve wildlife habitat.

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

None known.

6. Energy and natural resources

Find help answering energy and natural resource questions⁹

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 new homes will use electric and natural gas for energy. Natural gas will primarily be used for heating the homes.

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

No. The site has building height restrictions as well as setback requirements and will not affect potential use of solar for adjacent properties.

 $^{^{8}\} https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals$

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

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 proposed homes will comply with energy code regulations for State and County requirements.

7. Environmental health

Health Find help with answering environmental health questions¹⁰

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.

None known.

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

None known.

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 known.

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, oil and fuel for construction equipment will be used onsite.

4. Describe special emergency services that might be required.

In the case of an emergency local fire department and/or police may be called.

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

As part of the Construction SWPPP, the project will safely store and handle hazardous materials onsite during construction. Equipment refueling will be done in areas where spill can be quickly contained and cleaned up.

b. Noise

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

Traffic noise from adjacent streets.

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

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)?

Construction noise will be intermittent and will be done in accordance with King County regulations for construction hours. On a long-term basis the project will create standard passenger vehicle noise.

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

Follow allowed construction hours per King County and approved permit.

8. Land and shoreline use

Find help answering land and shoreline use questions¹¹

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.

Current land uses for the project site and adjacent properties is residential. The proposal will not affect 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?

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.

There is an existing mobile home and residence on the project site.

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

Yes, all existing onsite structures will be demolished and removed including the mobile home and residence.

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

The site is currently zoned RA-5.

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

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

Rural area (RA).

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.

No.

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

Assuming 3.5 residents per household, a total of 18 people would reside in the completed project.

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

Assuming 2 people in the mobile home and 3 in the residence, five people would be displaced.

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

None proposed.

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

No additional measures. The project complies with current and future land use.

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

None proposed.

9. Housing

Find help answering housing questions¹²

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

Five new single-family homes will be provided for middle to high income.

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

One unit will be eliminated which is middle income housing.

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

None proposed.

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

10. Aesthetics

Find help answering aesthetics questions¹³

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

The maximum structure height is limited by King County code which is 40 feet base height.

b. What views in the immediate vicinity would be altered or obstructed?
None.

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

Buildings will be typical construction type for the area.

11. Light and glare

Find help answering light and glare questions¹⁴

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

The proposed residences will use exterior lighting. It would mainly occur in the evenings.

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 known.

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.

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

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 proposed.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions¹⁵

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 existing residence was constructed in 1952. The building is not listed in any known registers.

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.

None known.

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.

There are no mapped sites on the Washington State Department of Archaeology and Historic Preservation (DAHP) GIS located on or near 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.

None proposed.

 $^{^{15}\} https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-parameters and the second section of the property of the prope$

14. Transportation

Find help with answering transportation questions¹⁶

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.

NE Ames Lake Rd is located adjacent to and south of the project site. NE Redmond Fall City Rd (SR202) is located approximately one-mile west of the project site.

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 served by public transit. Nearest transit is over one-mile away from 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).

A new private road will access the development and provide vehicular access from NE Ames Lake Rd.

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?

It is estimated that each unit would have about 9 vehicular trips, equating in approximately 45 vehicular trips per day. Peak volumes would occur in the evening with 2 trips per unit, or 10 peak hour trips. The volume of trucks is assumed to be zero percent since these are single-family homes.

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:

The properties will pay taxes that will be used for public roadways.

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

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.

Yes, the project will increase four units that will require increased need for public services and facilities typical for single-family residences and families.

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

Taxes will be assessed for each new residence that will be directed to public services.

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.

Electricity and natural gas will be served by PSE and are located on Ames Lake Rd. Water is served by Ames Lake Water District and will be served underground from Ames Lake Rd. Onsite septic systems will be utilized for each residence.

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

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.

X

Type name of signee: Nathan Chapman

Position and agency/organization: Member

Date submitted: 9-16-24

 $^{^{19}\} https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature$