

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

A. Background

1. Name of proposed project, if applicable:

Overlake School Water Main, Phase 2 Wetland Restoration

2. Name of applicant:

Union Hill Water Association (Association)

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

Teresa Fowlkes
5020 236th Avenue NE
Redmond, WA 98053
(425) 497-1812
teresa@uhwa.org

4. Date checklist prepared:

December 1, 2025

5. Agency requesting checklist:

King County (County)

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

Timing for the proposed wetland restoration and groundwater flow splitter installation is dependent on permit issuance but anticipated to be within the 2025/2026 growing season.

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

No.

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

Project activities are being implemented according to a Critical Areas Report (CAR) documenting existing conditions and the proposed restoration and permanent groundwater flow splitter. The CAR, *Union Hill Water Association Overlake School Water Main, Phase 2 Wetland Restoration Critical Areas Report* (RH2 Engineering, Inc. (RH2), October 2025), includes existing and proposed design plans.

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

No.

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

A County Grading Permit, including SEPA and Critical Areas reviews, will be needed for the project.

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

During construction of the water main extension on 202nd Avenue NE, the Association's contractor encountered groundwater upwelling in the water main trench. To alleviate the situation and continue water main extension, the contractor installed a bentonite dam in the water main trench, and then placed approximately 70 linear feet of 4-inch perforated polyvinyl chloride (PVC) pipe, which was installed due north of the water main along with an area for draining the upwelling groundwater. This work involved the inadvertent clearing and grading within 929 square feet (sf) of area and placement of fill (21 cubic yards (cy)) within wetland and buffer habitat.

The proposed project will restore the disturbed wetland through the removal of the PVC pipe and rock, earthen, and geotextile fill materials, and restoration with native plants. A permanent groundwater flow splitter will be installed in the wetland buffer west of the wetland itself. Approximately 3,900 sf of wetland buffer around the permanent groundwater flow splitter will be enhanced by removing noxious weeds and replanting with native plants. The proposed wetland restoration compensates for the initial wetland disturbance from the Phase 2 water main construction, as well as the permanent groundwater flow splitter at a nearly 3:1 ratio.

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 on the Overlake School campus, north of and adjacent to the intersection of 202nd Avenue NE and NE 108th Street. Project activities will occur in the wetland and buffer habitats just north of 202nd Avenue NE at this location. The project area is located approximately 1 mile east of Redmond city limits, in Section 32 of Township 26 North, Range 06 East.

B. Environmental Elements

1. Earth

a. General description of the site:

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

The project area sits on a shallow sloped terrace with a gradual decrease in elevation to the northwest.

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

The steepest slope onsite is approximately 17 percent and is associated with the gravel parking lot embankment on the western edge of the project area.

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.

According to Natural Resources Conservation Service soil survey data, the project area is within the Alderwood gravelly sandy loam, 8 to 15 percent slopes soil map unit, which is primarily comprised of a moderately well-drained sandy loam underlain by very gravelly sandy loam. The soil within the project area is considered hydric.

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

No.

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

Installation of the groundwater dispersion pipe during the water main extension work involved 929 sf of wetland (879 sf) and buffer (50 sf) habitat and 21 cy of fill (including geotextile material, 4-inch PVC pipe, earthen material, and washed rock). Fill was obtained from local suppliers.

Installation of the permanent groundwater flow splitter will disturb 460 sf of wetland buffer and involve 25 cy of fill material (4-inch PVC perforated and solid pipe, washed rock, and earthen material). Fill will be sourced from local suppliers approved by the Association.

Wetland restoration will occur over the 929 sf of impacted wetland and buffer area. Grassed roadway areas within the wetland buffer will be restored in-kind following permanent groundwater pipe installation. Approximately 3,900 sf of existing blackberry dominated buffer west of the wetland and including the area disturbed by the permanent pipeline improvements will be cleared and replanted with native tree and shrub species to mitigate the initial wetland disturbance and the proposed permanent groundwater flow splitter.

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

The project site is fairly flat and project activities will be timed in the dry, utilizing appropriate construction best management practices (BMPs); consequently, the risk of erosion is low.

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

None. No impervious surfaces are proposed by the project.

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

Project activities will be timed in the low flow season and utilize BMPs to reduce and control erosion. Work will primarily occur with hand tools, human power, and light-duty equipment, minimizing potential erosion and water quality impacts. Work will be tightly constrained to the proposed work areas and utilize minimization measures included in the project's CAR to protect existing on-site wetland resources.

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.

None.

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.

None proposed.

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.

The project involves restoration of and work within a Category 3 wetland and associated buffer, referred to as Wetland D and described in the project CAR (RH2, 2025).

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.**

Yes. The project will restore impacted wetland and buffer habitats, install a permanent groundwater flow splitter, and enhance wetland buffer habitat around the proposed flow splitter.

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.**

Approximately 929 sf of wetland and buffer will be restored, including removal of 21 cy of fill from Wetland D. Approximately 460 sf of area and 25 cy of fill are proposed for the permanent groundwater flow splitter within the wetland buffer west of Wetland A. Fill material includes 4-inch PVC pipe, earth, washed rock, and flow splitter wood and steel materials, which will be sourced from a local supplier.

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

No.

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

No.

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

No.

b. Ground Water:

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

No. Intercepted groundwater from the water main construction will be returned to the wetland through the proposed flow splitter and through the wetland buffer.

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.**

None.

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.

None.

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.

Groundwater inadvertently intercepted through water main extension work will be returned to the wetland via its wetland buffer and the proposed groundwater flow splitter. Groundwater delivery to the wetland through the flow splitter is intended to mimic pre-construction delivery of wetland hydrology to this system (i.e., diffuse flow and groundwater upwelling).

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

The groundwater dispersion pipe installed during the water main extension work was intended to restore water to its natural downstream flow pathway; however, the fix created more of a point discharge and disturbed wetland and buffer habitats. Consequently, the proposed solution is the installation of a permanent groundwater flow splitter to return wetland hydrology via dispersion overland and groundwater flow into the wetland's buffer. The surrounding area will be enhanced by removing blackberries and replanting with native species, both to compensate for water main and proposed permanent groundwater flow splitter impacts, and to slow delivery of water and associated sediment to the wetland with the use of native shrubs.

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards, or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: Sedges, rushes

water plants: water lily, eelgrass, milfoil, other

other types of vegetation: Invasive and native blackberries.

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

The groundwater dispersion pipe installed during water main work removed 929 sf of grassed right-of-way (ROW), blackberry and emergent wetland species. This area will be replanted with native shrubs, trees, and emergents. Grassed ROW will be restored with a native grass seed mix. The proposed groundwater flow splitter will remove 460 sf of grassed ROW and blackberry. Grassed ROW will be restored with a native grass seed mix. Proposed buffer enhancement around the groundwater flow splitter will occur over 3,900 sf by removing noxious blackberries and replanting with native trees and shrubs.

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

According to the Washington State Department of Natural Resource's Natural Heritage Program data mapper, there are no threatened or endangered plant species on or near the project site.

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

Restored wetland and proposed wetland buffer mitigation areas will be planted with native trees and shrubs and emergents. Grassed ROW areas will be restored with a native grass seed.

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

The project area contains Himalayan blackberry (*Rubus armeniacus*), cut-leaf blackberry (*R. laciniatus*), reed canary grass (*Phalaris arundinacea*), sweet vernal grass (*Anthoxanthum odoratum*), Canada thistle (*Cirsium arvense*), and bird's-foot trefoil (*Lotus corniculatus*).

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:

- **Birds:** hawk, heron, eagle, songbirds, other: crows,
- **Mammals:** deer, bear, elk, beaver, other: squirrels, raccoons.
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Based on RH2's delineation field work, the project area also supports amphibians (i.e., frogs and newts).

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

According to the U.S. Fish and Wildlife Service Information for Planning and Consultation database, marbled murrelet (*Brachyramphus marmoratus*), yellow-billed cuckoo (*Coccyzus americanus*), northwestern pond turtle (*Actinemys marmorata*), bull trout (*Salvelinus confluentus*), monarch butterfly (*Danaus plexippus*), and Suckley's cuckoo bumble bee (*Bombus suckleyi*) may be present within the project area; however, based on RH2's

delineation field work, suitable habitat for these species is not present within the project area. The project will not impact these species or their habitats.

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

The project area is within the Pacific Flyway migration route. Vegetated areas at the project site likely provide habitat for various migratory birds.

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

The proposed project will involve removing invasive species and planting native vegetation in the project area, therefore enhancing favorable habitat characteristics of the existing wetland and buffer habitat.

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.

Construction work will be completed with the use of human power, hand tools, and light-duty equipment, and utilize oil to fuel equipment.

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

No.

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.

None proposed.

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.

None known.

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

No known contamination is present at the site. The project site is adjacent to a local collector roadway and may contain traces of oils and gasoline from regular vehicle use.

a. 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.

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

None.

- c. Describe special emergency services that might be required.**

None.

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

None proposed.

b. Noise

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

None. Vehicle noise and noise from Overlake School operations are present and will not affect the project.

- 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)?**

Elevated noise levels will occur from construction and operation of hand tools and light-duty equipment at the site. The contractor will follow the County Noise Ordinance and work within the hours set forth by King County Code 12.86.520.

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

None proposed.

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.**

The project site is a wetland and buffer. Surrounding areas are used by the Overlake School for walking paths and nature learning activities. Single-family residences and school facilities are present south and east of the wetland and project area. The proposed project will not affect current land uses.

- 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.**

A white wooden fence exists bordering the southern edge of the project area. A sign and water hydrant is also present in the vicinity of the proposed improvements.

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

None.

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

The project site is in the Rural, one dwelling per 5 acres (RA-5) zoning classification.

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

The current comprehensive plan designation of the site is semi-rural residential, 2.5 to 10 acres per dwelling unit (RA 2.5-10 ac/du).

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

Not applicable.

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

The project site is within a Category 3 slope wetland regulated by the County and other state/federal agencies.

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

None.

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

None.

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

None proposed.

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

None proposed.

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

None proposed.

9. Housing

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

None.

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

None.

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

None 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?**

No structures proposed.

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

No views will be obstructed.

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

None proposed.

11. Light and Glare

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

None.

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

No.

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

None.

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

None proposed.

12. Recreation

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

The Overlake School provides informal recreation facilities on its grounds, including tennis courts and soccer fields. Various footpaths exist in the forested areas in and around the project site.

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

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.

According to the Washington State Department of Archaeology and Historic Preservation's Washington Information System for Architectural and Archaeological Records Data (WISAARD), there are no buildings, structures, or sites located on or near the site that are listed or eligible for listing in national, state, or local preservation 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.

The WISAARD predictive model was used to analyze the potential impact on cultural resources. According to this model, there is a moderate to moderately low risk of discovering cultural resources in the project area.

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. The project will restore impacted wetland habitat, install shallow small-diameter pipe and flow splitter, and clear and replant wetland buffer habitat. These activities pose an inherently low risk of impacting cultural resources. In addition, the project area is within previously impacted land.

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 site is accessed via 202nd Avenue NE and NE 108th Street, in Redmond, WA.

- 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. The nearest King County Metro Dial-A-Ride Transit stop is number 72521, located approximately 0.57 miles southeast of the project area.

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

No.

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

No.

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

Less than one per day. Monitoring visits will generate one trip per year. Maintenance visits will generate two to four trips per year.

- 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.**

No.

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.**

No.

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

No.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: Irrigation sprinkler system operated by the Overlake School.
- 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.

None proposed.

C. Signature

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 
SEPA Responsible Official

Type name of signee: Alicia Pettibone, PWS

Position and agency/organization: Senior Ecologist, RH2 Engineering, Inc.

Date submitted: 12/1/2025