

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:

Moriarty Plat

2. Name of applicant:

Conner Homes Northwest

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

12600 SE 38th Street, Suite 250

Bellevue, WA 98006

Aron Golden

425.646.4426

4. Date checklist prepared:

December 2, 2022

5. Agency requesting checklist:

King County Department of Planning and Environmental Review

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

Construction to begin around September 2025 and be complete around September 2027.

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

None known.

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

Buffer Averaging Plan, Soundview Consultants, October 2024

Level 1 Traffic Study, Transpo Group, June 2022

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 Preliminary plat approval

King County Land Use permit

King County Building permit

King County Right of Way permit

King County Final Plat approval

Lakehaven Utility District Developer Extension approval for water

Lakehaven Utility District Developer Extension approval for sewer

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.)

Onsite clearing and grading of approximately 4.73 acres for the construction of 28 single family homes with associated roadway, utilities, landscaping and frontage improvements.

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 proposed plat is located on S 356th Street, between 34th Place S and 39th Ave S, immediately east of the Lakehaven Utility District reservoir property, in the City of Auburn, in King County, Washington (King County Tax Parcel Number 404570-0610).

B. Environmental Elements

1. Earth

a. General description of the site:

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

The site is mostly flat and slopes slightly from northwest to southeast.

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

About 4 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.

The NRCS Soil Survey classifies soils as Alderwood gravelly sandy loam. These are not agricultural soils.

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.

About 3,100 cubic yards of excavation and 9,800 cubic yards of fill material for a net of 6,700 cubic yards of fill, to be used for site grading, roadway and landscaping.

Earthwork will be completed onsite for the installation of underground utilities and underground stormwater detention vault, excavating and filling the site for the access road, driveways, and residential lots. Gravel and fill dirt will be imported to the site from a local source. Excavation and grading will occur over 4.32 acres of the site, and will occur outside the onsite wetland and buffer.

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

Erosion is possible where soils are excavated and stockpiled during construction.

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

Approximately 72 percent (3.46 acres).

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

The project proposal includes a temporary erosion and sediment control (TESC) plan with best management practices to minimize erosion risks.

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.

Short-term, there would be emissions and fugitive dust typically emitted by construction equipment. Long-term, there would be a slight increase in vehicle emissions from new resident's vehicles.

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:

Construction equipment will be kept in good working order and not left to idle when not in use. Fugitive dust can be controlled by using water spray if/when necessary.

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 Soundview Consultants Site Summary indicates the present of one Category IV wetland ("preliminary" finding) and three other areas with possible wetland characteristics.

- 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.

Construction is proposed within 60 feet of the wetland delineated at the southeast corner of the site.

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

None.

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

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

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.

Stormwater runoff (quantities unknown) will be from roadways and residential homes. The stormwater will be collected and conveyed to an onsite detention vault. The detention vault will release the stormwater through a level spreader into the wetland at the southeast corner of the property. Any runoff from the wetland sheet flows and discharges to the Lower White River, to the southeast.

- 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.

Currently stormwater flows to the southeast. This drainage pattern will not be changed.

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

The project proposes to capture, detain, and treat stormwater runoff per Washington State Department of Ecology requirements as implemented by King County. A detention vault is proposed to provide required flow control.

4. **Plants**

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

☒ X deciduous tree: alder, maple, aspen, other
☒ X evergreen tree: fir, cedar, pine, other
☒ X shrubs
☒ X grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☒ X wet soil plants: cattail, **buttercup**, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

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

The majority of the onsite vegetation will be removed for construction. Vegetation located within the wetland will not be removed. A portion of the vegetation in the 60-foot buffer will be removed due to buffer averaging.. Vegetation in the buffer is comprised of non-native invasive grass species, Himalayan blackberry and other non-native emergent species.

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

None known.

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

A landscape plan will be prepared in accordance with King County requirements, and will be submitted for approval.

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

*The site contains areas of Himalayan blackberry (*Rubus armeniacus*), which will be removed during the construction process.*

5. **Animals**

- 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 _____

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

None known.

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

Yes. The site is located within the Pacific Flyway migratory route.

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

Impacts to wildlife are not anticipated.

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

None known but rodent species may be present.

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.

Electricity for heating and lighting will be the main energy source.

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:

Energy conservation measures will be decided by the developer. However, new homes are typically more energy efficient.

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 as a result of this proposal? If so, describe.

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, combustible liquids, oxidizing materials, and potentially corrosive materials are likely to be stored on-site. However, it is anticipated that no toxic materials or hazardous chemicals will remain on site after construction is completed.

4) Describe special emergency services that might be required.

The need for special emergency services is not anticipated.

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

Best management practices for handling materials will be used during construction. A spill prevention plan will be kept onsite during construction.

b. Noise

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

There is traffic noise from S 356th that will not affect this proposal.

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

Short-term during construction, typical construction-related activities will generate an increased level of noise. After the project is completed, the noise level is anticipated to return to levels experienced on site today, with the minor increase of noise from residential traffic to and from the site.

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

Construction activity will be limited to daytime hours allowed by County code.

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 site is currently vacant. Adjacent properties are residential and vacant properties. The parcel to the east is owned the Lakehaven Utility District and contains a drinking water well, pump house and tank.

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?

Unknown. The site is not currently used as farm or forest lands.

c. 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.

d. Describe any structures on the site.

None.

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

No.

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

R4 - Residential

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

UM – Urban Residential, Medium (4-12 du/acre)

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

Does not apply.

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

The onsite Category IV wetland would be classified as a critical area by King County.

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

28 single family homes are proposed which would provide housing for about 70 people.

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

None.

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

Does not apply. Displacements will not occur.

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

The existing and projected land uses are residential. The proposal is compatible with this land use and is supported by the applicable plans.

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

Does not apply. The proposal will have no impacts to agricultural or forest lands.

9. Housing

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

28 middle income, single family units are proposed.

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

Does not apply.

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

Impacts are not anticipated. The proposed development will provide needed housing.

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?

Proposed structures will be a maximum of 35 feet as measured from finished grade to building ridge as required by County Code.

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

None.

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

None Proposed. Impacts to aesthetics are not anticipated.

11. Light and Glare

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

The project will produce light and glare from window reflections, site lighting, car headlights, and other typical residential uses.

- 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 Proposed. Impacts from light and glare are not anticipated.

12. Recreation

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

The Five Mile Lake and Park are located to the southeast, the South County Ballfields are located to the northeast, Lake Geneva and Park are located to the northeast and Lake Killarney and the Killarney Open Space are located to the northwest.

- 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 are proposed. Impacts to recreation are not anticipated.

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.

No listed buildings, structures or site 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.

No landmarks, features or other evidence of Indian or historic use or occupation. The site is located within a Tribe Specified Consultation Area.

- 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 Department of Historic Preservation WISAARD website and map was used.

- 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. Impacts to resources are not anticipated.

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 served by, and will be accessed from, S 356th Street. The site can be accessed from S 360th Street to the south and Military Road to the east.

- 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 area is served by Pierce Transit and can be accessed on 28th Ave S, within half a mile to the west.

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

The site would add approximately 56 private parking spaces; 2 spaces for each lot.

- 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 proposed development includes the construction of an access road, Road A, with a cul-de-sac.

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

No.

- 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?

The traffic analysis prepared by Transpo Group (June 2022) states that the proposed project will generate an estimated 20 total trips for the AM peak hour and 26 trips for the PM peak hour.

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.

No.

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

Impacts to transportation are not anticipated.

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. Public services have been confirmed as available for this project by King County.

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

None proposed. Impacts to public services are not anticipated.

16. Utilities

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.

The project will extend new storm water, water, sanitary sewer, and electrical services to serve the proposed development. Stormwater services will be provided by King County. Water and sewer will be provided by Lakehaven Utility District.

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.

Signature: _____

Name of signee Eilean Davis, PWS

Position and Agency/Organization Senior Planner, PACE Engineers, Inc.

Date Submitted: April 7, 2025