SEPA[1] 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 questions[2]

1. **Name of proposed project, if applicable:**

   Preliminary Plat of Hidden Hills at Woodbrook

2. **Name of applicant:**

   Schneider Family Homes LLC
   6510 Southcenter Blvd, Suite 1
   Tukwila, WA 98188
   Phone (206) 450-8330
   Contact: Zach Schneider

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

   Applicant:
   Schneider Family Homes LLC
   6510 Southcenter Blvd, Suite 1
   Tukwila, WA 98188
   Phone (206) 450-8330
   Contact: Zach Schneider

   Contact:
   Ivana Halvorsen
   Barghausen Consulting Engineers, LLC
   18215 72nd Ave S
   Kent, WA 98032
   Phone: 425-251-6222

4. **Date checklist prepared:**

   January 2024, Revised July 2024, Revised January 2025

5. **Agency requesting checklist:**

   King County Department of Local Services, Permitting Division

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

   Preliminary Plat Approval in 2025. Site Development 2025-2027 or per permitting and market conditions. Building Permits in 2026 or later or per permitting and 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.**

   There is no planned future activity related to this proposal.

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 or will be prepared related to this proposal:
   - SEPA Environmental Checklist with GHG Worksheet
   - Title Report Issued by Stewart Title
   - TDR Subarea Study prepared by David Toyer
   - Preliminary Plat Plan Set prepared by Barghausen Consulting Engineers, LLC

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

- Boundary and Topographic Survey prepared by Barghausen Consulting Engineers, LLC
- Preliminary and (future) Final Technical Information Report prepared by Barghausen Consulting Engineers, LLC
- Geotechnical Engineering Study prepared by Earth Solutions NW
- Groundwater Opinion Letter prepared by Earth Solutions NW
- Critical Areas Report prepared by Sewall Wetland Consulting, Inc.
- Wildlife Addendum prepared by Sewall Wetland Consulting, Inc.
- Critical Areas Mitigation Plan prepared by Sewall Wetland Consulting, Inc.
- Traffic Impact Analysis prepared by Transpo Group
- School Walking Analysis memorandum prepared by Transpo Group
- School Walking Conditions and Mitigation Exhibit prepared by Barghausen Consulting Engineers, LLC
- Water Availability Certificate Lakehaven Utility District
- Sewer Availability Certificate Lakehaven Utility District
- Civil Engineering Plans (future) for water & sewer utility construction (Lakehaven Utility District)
- Site Development Civil Engineering Plans (future) for construction of plat infrastructure and utilities
- PSE Utility undergrounding and Street Lighting Plans
- As-Built Plans (future) for plat and utility infrastructure
- Final Plat Map (future)
- Lot corners and street monumentation (future)

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 no other pending governmental approvals for the subject property.

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

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

- King County SEPA determination
- King County Preliminary Plat
- King County Site Development Permit
- King County Retaining Wall Building Permits
- Lakehaven Utility District Water Developer Extension Agreement and Permit
- Lakehaven Utility District Sewer Developer Extension Agreement and Permit
- King County Right-of-Way Use Permit
- Department of Ecology NPDES permit
- King County Final Plat
- King County Residential Building Permits

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.)

Preliminary Plat Review for the property referenced above. The project is a 46-lot single family residential subdivision of 10.45 acres with tracts for access, drainage, recreation space, and critical areas.

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 site is located at 28110 & 28202 – 48th Avenue S. King County Parcel Nos.: 154760-0010, -0011, -0150, -0160 in Section 34, Township 22N, Range 4E.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

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

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

    Overall, site topography gently descends across the entirety of the subject area, with approximately 80 feet of elevation change across the buildable area. A moderately northward-descending slope is present on the northern portion of the site. The sloped area descends to Bingamon Creek roughly 120 feet below the buildable area.

    The subject site possesses a gradient of 40 percent or greater.

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 consist of Alderwood gravelly sandy loam, 15 to 30 percent slopes (Map Unit Symbol: AgD), which is identified by NRCS as farmland of statewide importance and Alderwood and Kitsap, very steep (AkF), which is identified by NRCS as not prime farmland.

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

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

The applicant is not aware of any unstable soils on the site or in the immediate vicinity. The geotechnical report states "…*a reduced buffer of 25 feet is considered applicable for site layout designs. The buffer will be coupled with a 15-foot building setback which established a total offset of 40 feet from the top of the slope. For layout purposes, the top-of-slope should be considered the first break in grade below 40 percent. Based on the encountered soil conditions, the project area is largely underlain by glacially consolidated soils which typically exhibit stable sloping conditions. In addition, we did not observe any obvious indications recent slope instability during review of Lidar information on the DNR Geologic Information Portal which further suggests a stable slope condition and applicability of the reduced buffer*."

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.

Grading consisting of approximately 50,000 cubic yards on site will occur for site grading for lots, roads, utilities, and stormwater facilities. Imported material (up to 25,000 cy) will consist of fill, structural fill, gravel, and/or pavement for roads, utility trenches, building pads, new driveways and/or parking areas as applicable. If applicable, soil may be exported to an approved site. Imported material will come from a gravel pit or other approved offsite source.

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

During construction erosion could occur from a precipitation event. 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)?

Up to 35 percent of the site will be covered with impervious surfaces; each lot will have approximately 55 – 70 percent impervious coverage, the maximum allowed by zoning.

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

The following temporary erosion control measures are recommended by the geotechnical engineer:

- Temporary construction entrances and drive lanes, consisting of at least six inches of quarry spalls, should be considered to both minimize off-site soil tracking and provide a stable access entrance surface. Placing geotextile fabric underneath the quarry spalls will provide greater stability, if needed.
- Silt fencing should be placed around the site perimeter.
- When not actively graded, soil stockpiles should be covered or otherwise protected.

- Temporary measures for controlling surface water runoff, such as interceptor trenches, sumps, or swales, should be installed prior to beginning earthwork activities.
- Dry soils disturbed during construction should be wetted to minimize dust and airborne soil erosion.

Additional Best Management Practices (BMPs), as specified by the project civil engineer and indicated on the plans, should be incorporated into construction activities. Temporary erosion control measures should be actively managed and may be modified during construction as site conditions require, to ensure proper performance.

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

2. Air

Find help answering air questions[4]

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 site construction and grading, diesel equipment will produce emissions when/if present on the site. After completion, typical emissions from single family homes will be generated.

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

Offsite emissions include single family homes and nearby suburban roads. These emissions are not expected to affect the proposal.

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

No measures to control emissions are warranted or proposed.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

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

[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

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The site contains a Type F stream (Bingamon Creek) and two small Category III wetlands adjacent to the creek. The site is in the Lower Green River-West Basin, which flows to the Green River/Duwamish Basin and Puget Sound.

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.**

   A limited amount of lot development, stormwater facilities, grading and/or utilities will/may be constructed within 200 feet of the onsite segment of Bingamon Creek.

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 will be placed in or removed from surface waters or wetlands.

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

   The proposal will not require surface water withdrawals or diversions. All storm water will discharge to mimic predevelopment flows after detention and treatment in the on-site stormwater pond. A surface-mounted tight-line pipe will be installed to discharge stormwater near Bingamon Creek at the base of the ravine.

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

   No portion of the site is within a FEMA 100-year floodplain.

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

   Each of the 46 lots will be connected to public sewers. Stormwater is proposed to be routed to detention and water quality facilities prior to discharge to mimic predevelopment flows.

b. Ground:

Find help answering ground water questions[7]

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 groundwater will be withdrawn by the project.

[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. **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.**

   No waste materials will be discharged to the ground. Each lot will be served by public sewers.

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. Currently stormwater sheet flows across the site to the north toward Bingamon Creek and/or infiltrates into the ground. After the project is complete, stormwater will be collected in a system of catch basins and pipes and routed to the on-site stormwater detention and water quality vault and then released to mimic predevelopment flows to the base of the ravine in Tract B.

   A split interceptor trench/pipe system will collect upstream flows and route it to bypass the drainage facilities where it can flow to Bingamon Creek. A natural basin break occurs at Lots 7 & 8 where the flows will be collected and sent to downgradient discharge points. The west discharge point coincides with the outlet from the stormwater vault. The east discharge will flow to Tract E, where a constructed level spreader is designed and located in accordance with 2021 KCSWDM.

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

   The project will be designed to avoid any discharge of waste materials into ground or surface waters. The temporary erosion and sedimentation control (TESC) will be provided during construction to prevent storm water sediment from leaving the site. Stormwater is proposed to be routed to detention and water quality facilities.

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:

The project will detain and treat stormwater per the 2021 King County Surface Water Design Manual. No off-site impacts are expected.

4. Plants

Find help answering plants questions

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

☒ **deciduous tree: alder, maple, aspen, other: cottonwood, cherry**

☒ **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?**

Trees and understory plants and shrubs will be removed for plat construction.

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.**

Tract D contains a stream, wetlands, and steep slopes with associated buffers that comprise more than 30 percent of the site. Trees and vegetation in Tract D will be retained except in limited areas where grading will occur.

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

Himalayan blackberry and tansy ragwort have been observed on or near the site.

5. Animals

Find help answering animal questions[8]

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:**

[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

- **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. It is presumed that salmonids or other fish are present in Bingamon Creek.

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 on or near the site. It is presumed that salmonids or other fish are or could be present in Bingamon Creek if there is not a downstream obstruction.

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. It is presumed that salmonids or other fish are present in Bingamon Creek.

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

Tract B contains a critical areas and buffer that comprise more than 30 percent of the site. Trees and vegetation in Tract D will be retained, which will provide wildlife habitat after development.

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

Find help answering energy and natural resource questions[9]

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 project will have typical residential energy needs which will be accommodated by natural gas, electric services and potentially solar.

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

The future homes will all comply with building heights per King County Code. Because all homes will have similar heights as surrounding development, no impact to solar use by adjacent properties would be caused by the project.

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 residential buildings will be constructed to meet applicable local, state, and federal building codes to ensure compliance with energy conservation standards.

[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

7. Environmental health

Health Find help with answering environmental health questions[10]

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.

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.**

   The applicant is not aware of any existing hazardous chemicals or conditions that would affect development as proposed. There are no hazardous transmission pipelines 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.**

   During construction, no toxic or hazardous chemicals are expected to be used on site. After construction typical household chemicals, cleaners, and/or fertilizers would be expected to be used by future homeowners.

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 sounds from typical residential development, suburban roads, and SeaTac Airport.

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 impacts may result from the use of construction equipment during site development and during the home construction phases of the preliminary plat. After

[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

construction, the site would generate noise consistent with typical residential development.

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

   The applicant will adhere to the construction work hours of operation per King County Code.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

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 contains two homes. The proposal to subdivide the property into 46 lots will increase the residential density on the site, remove trees, and incrementally increase traffic on nearby roadways.

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?**

   The 1936 GIS Aerial Photo shows the property was lightly forested at that time. It is possible that the property was commercially logged at some historical date prior to development. The property has not, currently or in recent years, been a working forest or working farm.

   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?**

      The proposal is not in a location where farming or forestry occur.

c. **Describe any structures on the site.**

   The site contains two residences and appurtenant sheds and structures.

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

   All existing structures will be demolished.

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

   The site is currently zoned R-4.

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

   The comprehensive plan designation for the site is urban residential.

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

[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

This item does not apply; there are no shorelines on the site.

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

The site contains a segment of Bingamon Creek (Type F), two Category III wetlands, steep slopes, and associated buffers.

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

Based on 3.08 people per household, approximately 142 people would be expected to live in the development.

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

Tenants in the existing residences (if applicable) will be displaced by the project.

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

The applicant owns the property and has notified tenants (if any) of the intent to redevelop the site and has provided them with a timeline for relocation.

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

The project is designed as a 46-lot single-family residential subdivision. Development will occur in compliance with applicable King County, State and Federal regulations. The design of the project is consistent with development regulations, which have been adopted to implement the goals and policies of the County's adopted Comprehensive Plan.

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

The project will not create any impacts to agricultural or forest lands long term significance.

9. Housing

Find help answering housing questions[12]

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

The project proposes 46 housing units on 46 lots. Housing will be market rate housing.

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

Two middle-income housing units will be replaced with redevelopment of the site.

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

[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

The new homes will increase the available housing stock in the area with minimal increased impacts. The developer will pay mitigation fees as required for schools and traffic impacts.

10. Aesthetics

Find help answering aesthetics questions[13]

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

The tallest structures will be new homes up to 35 feet tall as allowed by the R-4 zone. Exterior building materials will consist of wood siding, Hardi® siding, stone, brick, and/or metal.

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

No views in the immediate vicinity will be obstructed by the proposal. Views will be altered with the removal of trees and the construction of new homes.

c. 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

Find help answering light and glare questions[14]

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

The proposal will install dusk to dawn street lighting with shutoffs where needed to eliminate glare. No glare is expected from the project.

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.

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

Existing off-site sources of light include residential homes and streetlights on nearby roads. No offsite light sources are expected to affect the proposal.

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

Streetlights and future homes will use dark sky compliant lighting if required.

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] 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

12. Recreation

Find help answering recreation questions

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

   No recreation opportunities are in the immediate vicinity or within walking distance of the site.

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:**

   Recreation space will be accomodated within Tract C, co-located on top of the drainage vault, with picnic and play areas for residents and children. An additional recreation trail tract is provided in Tract B.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

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.**

   Both homes on the site are more than 45 years old. Neither of the two homes on the site are listed in 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.**

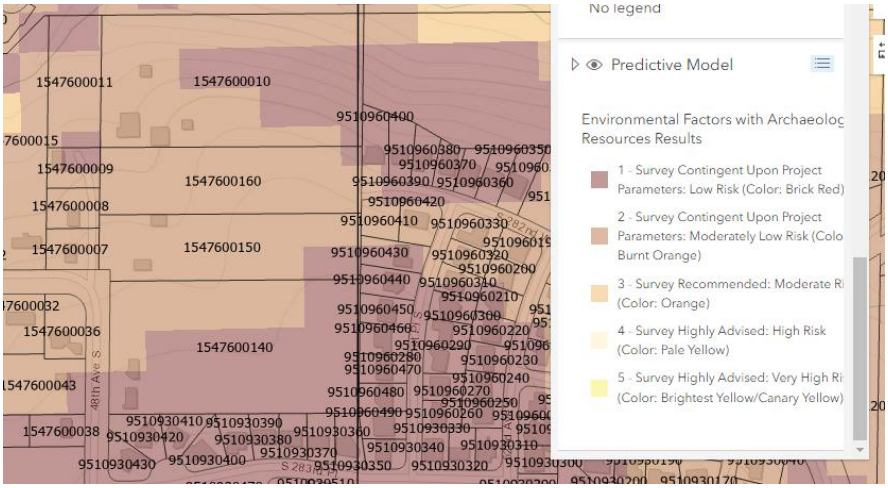
   No apparent landmarks or features indicate historic use or occupation.

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 DAHP WISAARD predictive model map which indicates low and low-moderate risk for the development area.

   Environmental Factors with Archaeological Resources Results

[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-p



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 plat construction, the contractor or owner shall stop work and consult with King County and Tribes for direction.

14. Transportation

Find help with answering transportation questions[16]

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 S 282nd Way which was stubbed to the site from previous development.

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 project site is served by transit provided by King County Metro Route 183. The closest stop is located approximately 1,585 feet south of the site, located at the intersection of S 288th Street/45th Place S.

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).

The project will construct a new public loop road extending from S 282nd Way. A pedestrian path network will be constructed through Tracts A and B that connects loop Road A to the intersection of 48th Avenue South and South 282nd Street.

[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

d. 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. SeaTac airport is in the general vicinity of the site.

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?

The proposed project is estimated to generate approximately 494 average weekday daily trips with approximately 37 occurring in the weekday AM peak hour and approximately 48 occurring in the PM peak hour (ITE Trip Generation Manual, 11th Edition (2021) and Transpo Report).

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.

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 (those activities do not occur nearby).

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

The project proposes to construct a new public loop street to serve the proposed homes.

15. Public services

Find help answering public service questions[17]

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 project will result in an incremental increased need for public services including fire protection, police protection, transit, health care, schools, and parks.

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

The developer will pay impact fees for schools as applicable. Onsite recreation space will provide recreational opportunities for future homeowners and their children.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other:

[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

Water, sewer, power, natural gas, cable and telephone services are located in adjacent streets.

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.

Water, sewer, power, natural gas, cable and telephone services will be brought to and through the preliminary plat site as part of this proposal. Trenching, paving, work within rights-of-ways and other construction activities both on and off-site will be needed to extend utilities in pipes exceeding 6-inch diameter to and through the site. If applicable, impacts to critical areas on- or off-site will be mitigated per local, state and federal regulations.

C.Signature

Find help about who should sign[19]

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: Ivana Halvorsen

Position and agency/organization: Senior Planner, Barghausen Consulting Engineers, Inc.

Date submitted: 01/21/2025

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home	46		98	672	792	**71845**
Multi-Family Unit in Large Building	0		33	357	766	**0**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home	0		41	475	709	**0**
Education		0.0	39	646	361	**0**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall)		0.0	39	577	247	**0**
Office		0.0	39	723	588	**0**
Public Assembly		0.0	39	733	150	**0**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		0.0	39	599	266	**0**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement

Pavement		30.00				**1500**

Total Project Emissions: **73345**

Data entry fields