

SEPA¹ Environmental Checklist

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

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

A. Background

[Find help answering background questions](#)²

1. Name of proposed project, if applicable:

Mocharnyy Property

2. Name of applicant:

Ilya Mocharnyy, Property Owner/Applicant

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

Ilya Mocharnyy
2535 291st Ave NE
Carnation, WA 98014
Phone: (253) 929-9069
Email: ilya.mocharnyy@gmail.com

4. Date checklist prepared:

March 2026

5. Agency requesting checklist:

King County Department of Local Services, Permitting Division

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

The construction of the planned driveway, barn, shop and associated clearing will be completed in 2026-2027 upon issuance of permits.

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

In the future, a single family residence to replace the existing manufactured home and an accessory dwelling unit are planned for the site and will be permitted separately.

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

The following environmental information has been prepared in support of this project:

- Critical Areas Report prepared by Eastside Environmental Pros dated December 12, 2023
- Technical Information Report (TIR) prepared by Core States Group dated August 25, 2021
- Geotechnical Engineering Study prepared by ENSW dated February 13, 2024
- Infiltration Evaluation prepared by ESNW dated June 21, 2024
- Landscape Plan prepared by Core States Group dated July 8, 2025

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

- Site and Drainage/Grading Plan prepared by Core States Group
- Boundary and topographic survey prepared by David Evans and Associates Inc. dated October 17, 2022
- (Future) Septic design for accessory dwelling, if applicable

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.

Known approvals and permits include:

- Public Health – Seattle & King County Health Department Approval of Building Permit (Barn – approved; future residence(s), if applicable)
- King County Critical Areas Designation CADS23-0297 – approved
- King County Building Permit (ADDC24-0648)
- King County Building Permit Revision (RESS) to ADDC24-0648
- King County SEPA Threshold Determination
- Department of Ecology Construction Stormwater General Permit (CSWGP / NOI)
- Future King County Building Permits (future residence/ADU as applicable)
- Future King County Accessory dwelling permit (if applicable)
- Future King County Demolition permit (if applicable)

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

The proposal includes development of accessory residential structures consisting of a barn and shop, construction of a private driveway, extension of utilities, and associated site clearing and grading on an approximately 6.45-acre residential parcel.

Clearing and grading will occur only within approved clearing limits and are necessary to support construction and site access. Tree removal associated with approved site clearing is estimated at approximately 10,000 board feet. Earthwork associated with the project includes approximately ±600 cubic yards of excavation and ±386 cubic yards of imported material to achieve proposed grades.

Stormwater runoff from disturbed and impervious areas will be mitigated onsite using full dispersion facilities designed in accordance with the 2021 King County Surface Water Design Manual.

- 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.**

Street Address:

2535 291st Ave NE, Carnation, WA 98014

Parcel Number:

192507-9017

General Location Description:

The project site is located at 2535 291st Ave NE, Carnation, WA 98014 which is accessed from NE Tolt Hill in unincorporated King County, Washington.

Legal Description:

The southerly of the northwest quarter of the southeast quarter of the southeast quarter of Section 9, Township 25 North, Range 7 East, W.M., in King County, Washington, and that portion of the south half of the northeast quarter of the southeast quarter of said Section 9, Township 25 North, Range 7 East, W.M., in King County, Washington, lying east of the following described line:

Beginning at the south quarter corner of said Section 9, and running thence east along the south line of said Section 485 feet to the true point of beginning of said line; thence north 542' east 72.8 feet of curve from which point the radial center of said curve bears south 84°43'18" east 257.8 feet; thence northerly on said curve to the right an arc distance of 222.28 feet; thence north 57°15' east 200 feet to a point of curve from which point the radial center of said curve bears north 32°45' west 794.8 feet; thence northerly along said curve to the left an arc distance of 1,004.66 feet; thence north 14°45' west 70 feet, more or less, to the north line of the south half of the southeast quarter of said Section 9;

Together with an easement for road over a strip of land 60 feet in width being 30 feet on each side of the above described line; except that portion of said 60 foot strip lying within the main tract described above.

Situate in the County of King, State of Washington.

A site plan, vicinity map, and topographic information are included with the application materials.

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)³

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

The project site consists of a gently to moderately sloping rural residential parcel with a combination of relatively flatter upland areas and rolling terrain. The predominant landform is rolling to moderately sloped ground, with slopes generally descending from higher elevations toward lower areas across the site.

Based on the Technical Information Report, the site does not contain steep or hazardous slopes, and no landslide hazard areas, steep slope hazard areas, or erosion hazard areas were identified onsite. There are no known deep-seated slumps, mass wasting features, or unstable slope conditions present.

A geotechnical engineering study prepared by Earth Solutions NW, LLC indicates the site is underlain by Vashon lodgment till, consisting primarily of silty sands and gravels associated with glacial drift deposits. The site topography generally descends from east to west, with an estimated elevation change of approximately 90 feet across the parcel.

The geotechnical evaluation did not identify landslide hazard areas, deep-seated slope instability, mass wasting features, or seismic hazard areas as defined by King County Code.

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

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

Based on review of available topographic data and the geotechnical engineering study, on-site slopes with vertical relief of 10 feet or greater are inclined at approximately 16 to 30 percent, with no slopes meeting the King County definition of a steep slope hazard area (≥ 40 percent).

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

Soils onsite consist of approximately 6 inches of topsoil overlying native glacial till deposits. The native soils are primarily silty sand with gravel and silty gravel with sand (USCS classifications SM and GM), described as medium dense to very dense.

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

These soils are consistent with Vashon lodgment till, which is an unsorted mixture of sand, gravel, silt, and minor clay deposited during glaciation. No peat, muck, or highly organic soils were identified. Fill was not encountered during subsurface exploration.

The USDA Web Soil Survey identifies the mapped soil unit onsite as Alderwood gravelly sandy loam (8–15% slopes).

The site is not currently used or zoned for agricultural.

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

There are no documented surface indications or known history of unstable soils onsite. Detailed discussion found in the Geotech report.

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

Approximately 600 CY cut and 386 CY fill. Excavated material is expected to be reused onsite as structural or general fill where suitable. No export of soil material is anticipated.

Fill material will consist primarily of approved onsite native soils and/or imported select structural fill, if required, meeting geotechnical recommendations.

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

During construction erosion could occur during rain events from clearing & construction. TESC measures will be applied throughout site construction to control and minimize erosion.

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

Approximately 5.4% of the site will be covered with impervious surfaces.

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

Best management practices (BMPs) will be utilized to reduce the potential for erosion and other impacts to soils during clearing and construction. Temporary erosion and sediment control measures will be implemented in accordance with King County requirements, including stabilized construction entrances, silt fencing, protection of stockpiled soils, runoff control measures, and prompt stabilization of disturbed areas. See the geotechnical report for more in-depth information..

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.**

Construction Phase:

Temporary emissions will occur during site clearing, grading, excavation, and building construction. These may include dust from soil disturbance and vehicle travel on unpaved surfaces, and exhaust emissions from construction equipment and delivery vehicles (e.g., diesel and gasoline combustion emissions such as carbon monoxide, nitrogen oxides, and particulate matter)

Construction emissions will be short-term and intermittent. Quantities are not expected to exceed typical levels associated with single-family residential construction and are not anticipated to require air quality permitting.

Operation Phase:

Upon completion, the project will function as a single-family residence. Ongoing emissions will be minimal and typical of residential use.

Maintenance:

Occasional minor emissions may occur from landscaping equipment (e.g., lawn tools), consistent with typical residential use.

Overall, emissions associated with the proposal are expected to be minimal and consistent with surrounding residential development.

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

There are no known off-site sources of emissions or odor that would affect the proposal. The site is located within a rural area of King County.

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

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

No additional measures are 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 yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

No wetlands or other critical areas were identified on site.

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No, there are no known wetlands or other critical areas on within 200 feet 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 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 discharges of waste materials to surface waters are proposed.

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>

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.**

Yes. The property is currently served by an existing private well that provides potable water for the existing single-family residence. The well is used for typical domestic purposes, including household consumption, bathing, laundry, and normal residential landscaping.

Groundwater withdrawal from the well is expected to remain consistent with typical single-family residential use. No increase in use or change in water source is proposed under this application.

Stormwater from new impervious and pervious surfaces will be dispersed. Treated domestic wastewater through the existing onsite septic system currently and will continue to discharge into the site's soils.

- 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.**

Domestic wastewater (sanitary sewage) from the existing single-family residence is discharged to the ground through an approved existing onsite septic system. Waste materials consist solely of typical residential domestic sewage, including wastewater from toilets, sinks, showers, laundry, and kitchen facilities.

The septic system serves one existing single-family residence. No expansion of residential units, increase in occupancy beyond typical residential levels, or change in wastewater discharge is proposed under this application. The system was designed and installed in accordance with applicable King County Public Health requirements and will continue to operate under normal residential conditions.

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.**

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>

Stormwater runoff generated from the roof areas for the shop and barn, proposed driveway, and proposed pasture will be dispersed through full dispersion trenches. The dispersion areas will be designed in accordance with Appendix C of the 2021 King County Surface Water Design Manual (KCSWDM).

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

Stormwater will consist primarily of roof and driveway runoff typical of residential use. With implementation of required BMPs, waste materials are not expected to enter surface or groundwater.

A well protection area is depicted on the associated plans, and stormwater facilities are designed to maintain appropriate setbacks and protect groundwater quality.

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

This project is not expected to alter existing drainage patterns in the surrounding area.

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

Best management practices (BMPs) will be utilized reduce impacts to surface water, groundwater, and drainage patterns. Temporary erosion and sediment control measures will be implemented during construction in accordance with King County requirements.

Permanent stormwater management facilities will be installed consistent with King County Surface Water Design Manual standards.

See the drainage plans submitted with the application for additional information regarding stormwater management and dispersion design.

4. Plants

[Find help answering plants questions](#)

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

- crop or grain
- 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?

Where clearing and grading is necessary for construction of the residence and associated improvements, trees, shrubs, and groundcover vegetation will be removed within the approved clearing limits. Maintained lawn areas and portions of the mixed forest understory may also be altered as required for site access, utilities, and stormwater facilities.

Topsoil removed during grading will be stockpiled and reused onsite where feasible for final grading and landscaping.

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

There are no known 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.

Disturbed areas will be stabilized following construction through seeding, planting, or landscaping. Landscaping may include native and regionally appropriate plant species consistent with surrounding vegetation communities. Existing vegetation outside the approved clearing limits will be preserved to the extent feasible.

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

The site evaluation identified the following invasive or non-native species onsite:

- Himalayan blackberry (*Rubus armeniacus*)
- Yellow archangel (*Lamium galeobdolon*)
- Creeping buttercup (*Ranunculus repens*)

5. Animals

[Find help answering animal questions](#)⁸

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>

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

Examples include:

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

Wildlife typical of rural forested areas in eastern King County may occur the site, including:

- **Birds:** common forest songbirds, woodpeckers, hawks, and owls
- **Mammals:** black-tailed deer, raccoon, coyote, squirrel, and other small mammals
- **Fish:** No fish habitat is present onsite, as no streams or wetlands were identified

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

No state or federally listed threatened or endangered species are known to occur onsite.

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

- d. The site and all of western Washington is part of the Pacific Flyway, a migratory route for aquatic birds.

e.

- f. **Proposed measures to preserve or enhance wildlife, if any.**

The project will comply with state and county regulations.

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

None known.

6. Energy and natural resources

[Find help answering energy and natural resource 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.**

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>

The completed project will use electricity and/or propane as the primary energy source for typical residential purposes, including lighting, appliances, heating, cooling, and domestic hot water. Energy use will be consistent with that of a single-family residence.

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

The proposal is not expected to affect the potential use of solar energy by adjacent properties. The residence will be constructed in a manner consistent with surrounding residential development and zoning standards. A propane-fueled fireplace will be used as a supplemental heating source. Propane will be stored onsite in an approved tank and used solely for residential heating purposes.

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.

Conservation measures for the residence will be determined by the homeowner. Construction plans will comply with current Washington State Energy Code requirements, including standards for insulation, glazing, mechanical systems, and overall building energy performance.

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.

It is unlikely that the project will result in any environmental health hazards. During construction there is always the risk of an accident involving construction equipment and hazardous or flammable materials during construction. These risks are common to all construction sites.

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

The proposal is for a single-family residential development. No unusual environmental health hazards are anticipated beyond those typical of residential construction and occupancy.

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.

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>

No existing hazardous chemicals or conditions are known to be present onsite that would affect project development.

- 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.**

None known

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

No special emergency services beyond those normally provided to rural residential properties are anticipated.

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

The project will comply with all applicable County, State and federal requirements as they pertain to environmental health hazards.

b. Noise

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

The site is located in a rural residential area. Existing noise sources include vehicle traffic on nearby roads, typical residential activities, and occasional landscaping.

No significant industrial or commercial noise sources are present in the immediate vicinity.

- 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)?**

There would be short term noise associated with the operation of machinery and the movement of materials during the construction phase of the project. No long-term noise impacts will be created. Construction noise will occur during allowed daytime working hours in accordance with King County regulations.

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

All equipment and construction operations will comply with applicable King County noise ordinances and construction durations.

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.**

Current site use: Large-lot residential parcel with one existing building and multiple sheds with primarily dense trees and brush.

Adjacent properties: The parcel is bordered by existing large-lot single-family residential properties to the north, south, and east, and undeveloped land to the west.

Effect on nearby land uses: The proposal (shop, barn, driveway, and utilities) remains within the lot and is consistent with surrounding rural residential/large-lot uses; no change to adjacent land uses is anticipated.

- 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?**

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

- 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, the residential use that exists will remain.

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

The site currently contains a manufactured home used as a single-family residence, a shed housing the well pump and storage tank, and a separate storage shed.

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

None at this time. In the future, the existing manufactured home may be removed and replaced with a new single family home.

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

RA-5

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

The site is designated Rural Area under the King County Comprehensive Plan

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

Not applicable

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>

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

None

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

Four. Occupancy is expected to remain consistent with a single-family household

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

None

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

Not applicable—no displacement is proposed.

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

Clearing and grading will be limited to the area necessary for the shop, barn, driveway, utilities, and yard/pasture space, and native vegetation will remain to the extent feasible.

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

Not applicable, no agricultural or forest lands of commercial significance on site.

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.**

No new dwelling units are proposed. The property currently contains one manufactured home used as a single-family residence, and the proposal involves accessory structures (e.g., shop and barn). Therefore, the total number of residential units on the site will remain one single-family residence.

The project does not propose designated high-, middle-, or low-income housing. The existing home is a market rate home.

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

No dwelling units will be eliminated as part of this proposal. The existing market rate single-family residence will remain.

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>

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

Not applicable. The proposal does not create or remove residential units and therefore will not result in housing displacement or measurable housing 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 proposed structure is the detached shop, with a maximum ridge height of approximately 27 feet 7 inches. The detached barn has a maximum peak height of approximately 25 feet 9 inches. Principal exterior materials include wood siding (cedar) and metal roofing.

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

No views in the vicinity would be altered or obstructed.

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

The project has been designed to be consistent with rural residential character. The proposed shop and barn utilize traditional gable roof forms and natural exterior materials, including wood (cedar) siding and metal roofing.

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 includes typical residential exterior lighting associated with accessory structures, such as entry lighting and limited wall-mounted fixtures for safety and security. Lighting would primarily occur during evening and nighttime hours.

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

No. The proposed lighting will be limited in scale and typical of rural residential accessory structures.

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

There are no known off-site sources of light that would affect the proposal.

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>

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

- Exterior lighting will be limited to code-compliant residential fixtures.
- Fixtures will be downward-directed and shielded to minimize light spill.
- Lighting will be used only as necessary for safety and security.
- No high-intensity floodlighting or commercial lighting is proposed.

12. Recreation

[Find help answering recreation questions](#)

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

The site is located in a rural residential area of unincorporated King County. Recreational opportunities in the broader vicinity include public parks, trails, and open space typical of the greater Ames Lake / Tolt Hill area, as well as informal recreation such as walking, cycling, and equestrian use along rural roads and nearby trail systems. The site itself is private residential property and is not designated as a public recreational area.

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

No. The proposal involves accessory structures on private residential property and will not displace any public recreational facilities or established 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:

Not applicable. The proposal does not affect public recreational facilities or designated recreational lands. No impacts to recreation are anticipated.

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.

There are no known buildings, structures, or sites located on the property that are listed in or known to be eligible for listing in national, state, or local historic preservation registers. The site contains a manufactured home and accessory sheds used for residential purposes. None are known to be designated historic resources. No registered historic landmarks have been identified in the immediate vicinity of the project site.

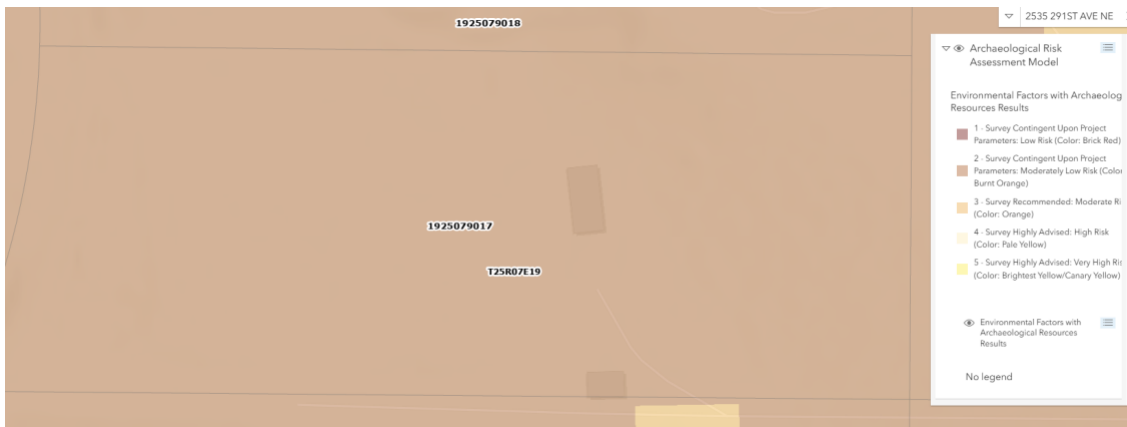
¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- 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 known archaeological sites, historic landmarks, cemeteries, human burials, artifacts, or areas of documented cultural importance have been identified onsite.

- 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.**

A review of publicly available mapping resources, including the Washington Information System for Architectural and Archaeological Records Data (WISAARD) GIS system, was conducted to assess the potential for archaeological or historic use of the site. No recorded archaeological sites, historic properties, or cultural resource indicators were identified within the project area based on this review. The site is mapped as moderately low risk for archaeological factors.



- 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 cultural evidence is found during construction, all construction will stop and the owner/contractor will notify local government and/or tribes, as applicable.

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 NE Tolt Hill Rd (public road), with primary access provided via an existing driveway connection to 291st Ave NE, a private road.

No changes to the existing public street system are proposed. Access to the site will continue to be provided via the existing driveway connection, as shown on the submitted site plans.

- 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 located in a rural area of unincorporated King County and is not directly served by public transit. The nearest public transit service is located in the City of Carnation, approximately 2.6 miles from the site.

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

No new public roads, street improvements, pedestrian facilities, bicycle facilities, or state transportation facilities are proposed.

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

No. The proposal is not located near any water, rail, or air transportation facilities.

- 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 proposal does not add new dwelling units and will not significantly increase traffic beyond existing residential use. A typical single-family residence generates approximately 8–10 average daily trips (ADT) according to Institute of Transportation Engineers (ITE) Trip Generation Manual standards.

- 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.**

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>

The surrounding area consists primarily of large-lot rural residential properties. The proposal is not expected to interfere with the movement of agricultural or forest products on area roads.

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

Traffic impacts are minimal and consistent with existing residential use, no special transportation mitigation measures are required.

15. Public services

[Find help answering public service questions¹⁷](#)

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

The proposal involves accessory structures associated with an existing single-family residence and does not create new dwelling units. The project is not expected to result in a measurable increase in demand for public services, including fire protection, police protection, public transit, healthcare, or schools, beyond existing residential use.

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

None. No significant direct impacts to public services are anticipated.

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

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

Existing electricity, private well water, onsite septic, propane, telephone, and cable services currently serve the property and will continue to serve the site. Utility work will consist of minor trenching and connections within the property to serve the proposed structures. No major offsite utility extensions are anticipated.

The project may construct new utilities for water, sewer, and storm using pipes 8 inches and larger on and/or off site. Though not expected, if impacts to critical areas result from construction, the impacts will be mitigated per local, state, and federal regulations.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

C. Signature

[Find help about who should 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: Ilya Mocharnyy

Position and agency/organization: Property Owner

Date submitted: March 26th, 2026

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