

# **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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

**Muqtadir Bulkhead Repair Project**

2. Name of applicant:

**Nabil & Michelle Muqtadir**

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

Applicant:	Contact Person (Agent):
<b>Nabil Muqtadir</b> <b>12619 6<sup>th</sup> Ave NW</b> <b>Seattle, WA 98177</b> <b>206.234.1114</b> <b>nmuqtadi@hotmail.com</b>	<b>Kristi Rettmann, Leon Environmental, LLC</b> <b>8047 Burke Ave N</b> <b>Seattle, WA 98103</b> <b>425.444.1424</b> <b>rettmann@leon-environmental.com</b>

4. Date checklist prepared:

**December 16, 2021**

5. Agency requesting checklist:

**King County**

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

**The project will begin as soon as permits are received and work is authorized. The project construction is expected to take approximately 2-3 weeks.**

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

**No known plans.**

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

**JARPA, site plans, HPA.**

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 other known proposals affecting the property.**

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

**King County: SEPA Determination, Shoreline Exemption, Clearing & Grading Permit**

**WDFW: HPA**

**Corps: NWP 3 or 13**

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

**The proposed project is located at 25776 Gold Beach Dr SW, Vashon, WA 98070. The purpose of the proposed project is to protect the existing upland single-family residence and associated infrastructure by repairing and restoring the existing deteriorating shoreline protection with an angular rock bulkhead. The existing shoreline protection**

currently allows fill material to erode from behind the bulkhead and does not adequately protect the shoreline or home from wave-driven erosion during high tides and winter storm surges.

The proposed project will repair and restore the existing, deteriorating shoreline protection on the applicants' property in order to protect residential structures from damage caused by tidal- and wind-driven erosion of the shoreline. The existing rock portion of the bulkhead will include restacking of existing loose and fallen rock (approximately 51 LF). The existing, deteriorated concrete rubble portion of bulkhead directly will be restored with a rock bulkhead (approximately 15 LF). All bulkhead repairs will be built landward of or within the existing bulkhead footprint. The project will also place approximately 11 CY of beach nourishment material, matching WDFW specifications, on the beach, and remove concrete rubble, angular boulders, and other anthropogenic debris (approximately 3 CY) from the beach.

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.

**25776 Gold Beach Dr SW, Vashon, WA 98070**  
**Township 22, Range 3, Section 28 NE¼**  
**47.37248° N lat. / -122.42083° W long.**

## **B. Environmental Elements** [\[HELP\]](#)

### 1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one)  Flat  rolling  hilly, steep slopes, mountainous, other \_\_\_\_\_

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

**The steepest slope on the site is near vertical concrete rubble bulkhead and old angular rock bulkhead; the steepest unarmored slope on the site is approximately 40%.**

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 soils on the property are mapped as Urban land.**

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

**No. There are no mapped steep slope, erosion and landslide potential hazards on the site per King County iMap.**

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.

The purpose of the proposed project is to protect the existing upland single-family residence and associated infrastructure by repairing and restoring the existing deteriorating shoreline protection with an angular rock bulkhead. The existing, deteriorating shoreline protection currently allows fill material to be actively eroded from behind and does not adequately protect the shoreline from wave-driven erosion during high tides and winter storm surges. The project includes re-stacking of approximately 4 CY of loose and fallen rock of the existing rock. The existing, deteriorated concrete rubble bulkhead will be restored with approximately 10.5 CY of rock bulkhead and inset stone steps, which will all be built within or landward of the existing bulkhead footprint. Approximately 4 CY of Controlled Density Fill (CDF) will be used to fill voids under the existing concrete slab, and approximately 3 CY of quarry spalls will be placed landward of the new section of rock bulkhead. The project will also place WDFW-approved beach nourishment material on the beach (approximately 11 CY) and remove concrete rubble, angular boulders, and other anthropogenic debris (approximately 3 CY) from the beach.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**Yes. Upland vegetation (including all trees) will be left in place. However, work could result in erosion, but the contractor will implement interim erosion control BMPs until re-vegetation with native plants is complete.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
**Impervious surface cover will remain the same since the bulkhead will be restacked using existing materials and the portion of new angular rock bulkhead will be within the footprint of the remaining, existing bulkhead.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**Erosion control BMPs such as geotextile, coir fabric, straw wattles, silt curtains, and/or other suitable erosion and sediment control BMPs will be used as necessary or required.**

## 2. Air [\[help\]](#)

- 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 air emissions from a tug and excavator will occur during construction.**
- 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:  
**Low sulfur fuel will be used and no idling of equipment will be allowed.**

## 3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

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.

**Yes, saltwater (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.

**Yes. Equipment and material will be brought in by barge and work will occur in the adjacent uplands. The contractor will work from the uplands where feasible and will otherwise work within the 25' work corridor. Work from the beach will occur when the project site is in the dry at low tide. No fine-grain materials will be placed below OHW. Any existing large woody material will be temporarily stockpiled and placed back in their previous general location once the bulkhead is replaced; however, none has been observed at the project site. Clearing of vegetation will mostly consist of grasses and herbaceous species. Suitable removed or excavated soil that contains native coarse sand and gravels will be replaced on the beach as beach nourishment, as encouraged by WDFW; unsuitable material will be disposed of at an approved upland location. If the US Army Corps of Engineers does not allow suitable slide-deposited material to be placed on the beach as beach nourishment, the material will be redistributed and used for planting behind the bulkhead or removed from the site and disposed of at an approved upland location.**

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 dredge material will be placed in or removed from surface water or wetlands. As noted previously, the project proposes placing approximately 142.8 CY of slide-deposited soil and approximately 15.6 CY of excavated soil that will be removed from behind the bulkhead onto the beach as beach nourishment. Suitable sediment will be placed on the beach adjacent to the waterward face of the bulkhead, unsuitable materials will be disposed of at an approved upland location. If the US Army Corps of Engineers does not allow suitable slide-deposited material to be placed on the beach as beach nourishment, the material will be redistributed and used for planting behind the bulkhead or removed from the site and disposed of at an approved upland location.**

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.

**Yes, Zone VE on the beach.**

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: [\[help\]](#)

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 from the project is unlikely to occur due to the predominantly pervious site characteristics, but may be possible. The project will use best management practices as needed and/or as required to prevent runoff from the site.**

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

**No.**

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

**No.**

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

**The project will use geotechnical fabric, mulch, straw, or grass seed, as needed, post-construction.**

#### 4. **Plants** [\[help\]](#)

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?

**Negligible clearing of vegetation immediately landward of the bulkhead will occur.**

c. List threatened and endangered species known to be on or near the site.  
**No threatened or endangered plant species are known to be on the project site.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
**Due to the possible, minimal herbaceous and grass removal possible during the restacking of the portion of existing basalt rock bulkhead, the project proposes minimal native hydroseeding, when weather/season are appropriate and other work has been completed.**

e. List all noxious weeds and invasive species known to be on or near the site.  
**Two Class C Noxious Weeds (Himalayan blackberry and English ivy) were on the property during the site visit. No other known noxious weeds or invasive species.**

## 5. Animals [\[help\]](#)

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: cormorants  
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.  
**No threatened or endangered species are known to be on the project site. The following species can be found in Puget Sound. The proposed work is expected to have no effect on these species.**

**Bocaccio Rockfish (*Sebastes paucispinis*) – Endangered**  
**Bull Trout (*Salvelinus confluentus*) - Threatened**  
**Chinook Salmon (*Oncorhynchus tshawytscha*) (Puget Sound) - Threatened**  
**Humpback Whale (*Megaptera novaeangliae*) (Central America DPS) – Endangered**  
**Humpback Whale (*Megaptera novaeangliae*) (Mexico DPS) - Threatened**  
**Marbled Murrelet (*Brachyramphus marmoratus*) - Threatened**  
**Steelhead (*Oncorhynchus mykiss*) (Puget Sound DPS) - Threatened**  
**Southern Resident killer whale (*Orcinus orca*) (Southern Resident DPS) - Endangered**  
**Yelloweye Rockfish (*Sebastes ruberrimus*) – Threatened**

c. Is the site part of a migration route? If so, explain.  
**Pacific flyway and migratory route for salmon.**

d. Proposed measures to preserve or enhance wildlife, if any:  
**The project proposes to place approximately 11 CY of suitable beach nourishment (matching WDFW specifications) in front of the repaired bulkhead. Additionally, approximately 3 CY of anthropogenic debris (concrete rubble, rocks, rusting metal and tires) will be removed from the beach.**

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



None known.

## 6. Energy and Natural Resources [\[help\]](#)

- 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.

**None.**

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

**N/A.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

**None.**

## 7. Environmental Health [\[help\]](#)

- 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.

**No known environmental health hazards.**

- 1) Describe any known or possible contamination at the site from present or past uses.  
**No known environmental health hazards.**
- 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.  
**No known contamination.**
- 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.
- 4) **None.**
- 5) Describe special emergency services that might be required.  
**None.**
- 6) Proposed measures to reduce or control environmental health hazards, if any:  
**None.**

### b. Noise

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

**Residential noise and boat traffic.**

- 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: construction equipment noise.**

**Long-term: none.**

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

**None.**

## **8. Land and Shoreline Use** [\[help\]](#)

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.

**Residential. The proposed project will have no effect on the current land uses.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses 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?

**No.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**No.**

c. Describe any structures on the site.

**Upland structures include a single-family residence, water connection, septic system, two attached wood decks, concrete slab landward of the bulkhead, detached garage, driveway, deck and shed (immediately landward of the concrete rubble portion of the bulkhead), and wood stairs from the house to the beach.**

**Structures on or adjacent to the marine shoreline include a basalt rock bulkhead and a concrete rubble bulkhead.**

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

**The project proposes to remove the concrete rubble rock directly in front of the existing concrete slab and the scattered rock debris on the beach (noted in the plans).**

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

**RA-2.5-SO (Rural Area, one DU per 5 acres with a special district overlay).**

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

**RA-2.5 (Rural Area 2.5-10 AC/DU).**

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

**Rural Shoreline.**

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

**Yes. The site is within a marine area buffer.**

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

**No change.**

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

**No change.**

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

**N/A.**

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

**The project proposes to repair/restack the existing basalt bulkhead (~ 4 CY) and repair the concrete rubble (~ 2.5 CY) portion of the existing bulkhead by replacing it with angular rock, all within the existing bulkhead footprint.**

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

**N/A.**

## **9. Housing** [\[help\]](#)

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

**None.**

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

**None.**

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

**None.**

## **10. Aesthetics** [\[help\]](#)

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

**The project proposes to repair the existing, deteriorating concrete rubble portion of the bulkhead with a 6' tall (4' above grade and 2' below grade) angular rock bulkhead within the existing bulkhead footprint. No additional structures are proposed.**

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

**None.**

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

**None.**

## **11. Light and Glare** [\[help\]](#)

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

**None.**

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

**No.**

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

**None.**

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

**None.**

## **12. Recreation** [\[help\]](#)

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

**Recreational boating.**

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.**

## **13. Historic and cultural preservation** [\[help\]](#)

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.

**None known.**

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 cultural resources in the area. It is unknown if a cultural resources survey has been done for the 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 Archaeology and Historic Preservation WISAARD online database was used to assess the presence of potential cultural and historic resources on or near the project site.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**The project will follow state recommendations for Inadvertent Discovery of Human Skeletal Remains on Non-Federal and Non-Tribal Land in the State of Washington (RCWs 68.50.645, 27.44.055, and 68.60.055).**

## **14. Transportation** [\[help\]](#)

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.

**Dockton Road SW and Gold Beach Drive SW.**

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 closest public transportation is approximately 0.5 miles southwest of the project site between 99<sup>th</sup> Ave SW and 97<sup>th</sup> Ave SW (King County Metro Route 119).**

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

**None.**

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).

**No.**

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?

**None.**

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:

**None.**

**15. Public Services** [\[help\]](#)

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

**No.**

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

**None.**

**16. Utilities** [\[help\]](#)

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.

**None.**

**C. Signature** [\[HELP\]](#)

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 Kristi Rettmann

Position and Agency/Organization Senior Associate Biologist, Leon Environmental, LLC

Date Submitted: 12-21-2021