

# 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 [Find help answering background questions](#)

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

Plauche-Carr Dock Replacement

### Name of applicant:

Billy Plauche & Amanda Carr

### 2. Address and phone number of applicant and contact person:

## Applicant

<b>2a.</b> Name (Last, First, Middle)			
PLAUCHE-CARR Dock Replacement			
<b>2b.</b> Organization (If applicable)			
<b>2c.</b> Mailing Address (Street or PO Box)			
9412 SW Harbor Dr			
<b>2d.</b> City, State, Zip			
Vashon, WA 98070			
<b>2e.</b> Phone (1)	<b>2f.</b> Phone (2)	<b>2g.</b> Fax	<b>2h.</b> E-mail
206-972-9982 (Billy)	206-465-9504 (Amanda)		<a href="mailto:bill@plauchecarr.com">bill@plauchecarr.com</a> , <a href="mailto:amanda@plauchercarr.com">amanda@plauchercarr.com</a>

## Authorized Agent or Contact

<b>3a. Name</b> (Last, First, Middle)			
Anderson, Rachel			
<b>3b. Organization</b> (If applicable)			
Marine Float			
<b>3c. Mailing Address</b> (Street or PO Box)			
313 East F St			
<b>3d. City, State, Zip</b>			
Tacoma, WA 98421			
<b>3e. Phone (1)</b>	<b>3f. Phone (2)</b>	<b>3g. Fax</b>	<b>3h. E-mail</b>
253-383-2740 (Office)	253-203-6370 (Direct)		randerson@marinefloats.com

**3. Date checklist prepared:**

November 27, 2024

**4. Agency requesting checklist:**

King County

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

Upon permit approval – during authorized work windows.

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

No

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

SEPA Checklist, JARPA.

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

Yes – USACE and King County Permit Approval

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

- King County - Shoreline Exemption, Building Permit Approval, SEPA Determination
- U.S. Army Corps of Engineers – Permit Approval
- HPA from WDFW

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

Project proposes to remove an existing 4' X 66' (4' X 62' overwater) solid decked pier; 3' X 20' (3' X 8' overwater) solid decked ramp; and a 10' x 30' solid decked float; (10) 14" creosote piling and (1) 14" creosote stub pile to be removed.

Install a 4' X 40' (4' X 36' overwater) aluminum pier and an aluminum ramp 3 X 38' (3' X 32' overwater) both with 100% fiberglass grated decking; an 8' X 30' float with 50% composite decking, 50% fiberglass grating, and 62% open area; (2) 8" galvanized steel pier piling, (4) 10" galvanized steel float piling, steel piling mounted float stops and (2) 3" steel stub piles to prevent grounding of the floats.

The proposed replacement will maintain the existing footprint and overwater coverage will be reduced.

**11. 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 occurs over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The project is located in King County at 9412 SW Harbor Dr Vashon, WA 98070. The site is situated in Section 17, Township 22N, and Range 03E. The latitude and longitude coordinates for the project location are 47.39556° N and 122.454815° W. The tax parcel number associated with the project is 1269200047. See site plan.

## **B. Environmental Elements**

### **1. Earth** [Find help answering earth questions](#)

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

The project site is overwater.

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

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

25-70% slope.

**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.**

AkF- Alderwood and Kitsap soils

Cb- Coastal beaches

EwC- Everett-Alderwood gravelly sandy loams

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

No

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

None

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

No

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

N/A – dock overwater structure.

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

None – N/A

## 2. Air [Find help answering air questions](#)

**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.**

Temporary exhaust emission from work boat(s) and pile driver machine will occur during construction.

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

None known.

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

Equipment used for construction is under regular maintenance and checked daily.

## 3. Water [Find help answering water questions](#)

**a. Surface Water: [Find help answering surface water questions](#)**

**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- Quartermaster Harbor, 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, all work is overwater/within buffer; please refer to the plans submitted with the proposed project application.

**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.**

Yes – location is on plans.

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: [Find help answering ground water questions](#)

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

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None

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

No

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

No

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

None – N/A

#### 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?**

None

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

None known.

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

None – no removal.

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

None known.

#### 5. Animals [Find help answering animal questions](#)

**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: shorebirds etc
- Mammals: deer, bear, fox, seal, otter, other: etc
- Fish: rockfish, salmon, herring, shellfish, other: etc

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

Puget Sound Chinook Salmon (*Oncorhynchus tshawytscha*), Puget Sound Steelhead Trout (*Oncorhynchus mykiss*), Puget Sound Coho Salmon (*Oncorhynchus kisutch*), Southern Resident Killer Whale (*Orcinus orca*), Marbled Murrelet (*Brachyramphus marmoratus*), Leatherback Sea Turtle (*Dermochelys coriacea*), Western Snowy Plover (*Charadrius nivosus nivosus*), and Puget Sound Bocaccio (*Sebastes paucispinis*). Little brown bat (*Myotis lucifungus*).

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

None known.



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

- The design complies with regulatory agency criteria.
- The pier and ramp are composed of 100% fiberglass grating. Float will utilize 50% grated surfaces. Increased light penetration will benefit the aquatic environment.
- The replacement dock system will reduce overwater coverage by 86 square feet.
- Piling are galvanized steel and will not degrade into harmful chemicals over time.
- Removal of the existing creosote piling, solid decked dock system, grounded float, and unencapsulated floatation will be beneficial to the aquatic environment.
- Replacement float will utilize stub piling so that the float is always at least 12" above the beach substrate at low tide. Pier will be lifted at least 6' above the tidal bed at the most landward end.
- Piling will be driven with an impact hammer utilizing a bubble curtain and wooden block for sound attenuation.
- SSNP GCMs will be followed as required by NMFS and USFWS.
- The construction barge will not ground out or anchor in SAV.
- Care will be taken to contain all construction debris. All removed material will be disposed of at a approved upland facility.
- All BMPS will be exercised.
- Regulatory in-water work windows will be followed.

**e. 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](#)

**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.**

No

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

None – N/A

**7. Environmental Health** [Find help with answering environmental health questions](#)

**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.**

Construction/installation for the project produces minimal risk of exposure to exhaust. Best Management Practices will be used throughout the project to address any unanticipated spill of fuels and/or oils.

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

None known.

**2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known.

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

Construction equipment uses gas, diesel, or other fuels and will be temporary.

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

If a spill were to occur, the following actions will be taken:

Stop the spill and warn others in the area immediately.

Shut off any ignition sources, including cigarettes.

Contain the spill.

Report the spill immediately to BOTH:

1-800-258-5990 (Washington Emergency Management Division)

1-800-424-8802 (National Response Center)

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

Spill prevention kit on site- crew is trained in spill response.

## **b. Noise**

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

None - normal 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)?**

No change long term- boat traffic

Short term- pile driving for construction installation during daylight hours.

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

Construction during daylight and normal working hours.

**8. Land and Shoreline Use** [Find help answering land and shoreline use questions](#)

- 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, single-family residences and private tidelands. No effect to adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No

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

No

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

The property is a residential waterfront site that includes a floating dock system. It is part of a semi-secluded residential community featuring single-family homes and recreational access to Quartermaster Harbor along the shoreline.

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

No

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

R-5 – Rural zoning

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

Vashon-Maury Island Subarea Plan

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

Shoreline Residential

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

Yes, According to King County's Critical Areas Ordinance, the property is within 300 feet of a critical area. This designation includes critical aquifer recharge areas, fish and wildlife habitat conservation areas, wetlands, and frequently flooded areas. Properties within 300 feet of a critical area require additional

review and compliance with the county's regulations to protect the environmental functions of these areas

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

None – N/A

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

None – N/A

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

None – N/A

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

Gain all necessary and required permits.

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

None – N/A

**9. Housing** [Find help answering housing questions](#)

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

None – N/A

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

None – N/A

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

None – N/A

**10. Aesthetics** [Find help answering aesthetics questions](#)

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

Pier – at least 6' tall as required by WAC.

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

None project is an existing replacement

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

Views will be improved - More modern dock design

**11. Light and Glare** [Find help answering light and glare questions](#)

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

None – N/A

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

None – N/A

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

None – N/A

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

None – N/A

**12. Recreation** [Find help answering recreation questions](#)

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

Boating, swimming, walking, etc.

**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 – the project will increase private recreation and use of the surrounding water.

**13. Historic and Cultural Preservation** [Find help answering historic and cultural preservation questions](#)

**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 – N/A

**b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None – Cultural Resource Study to be completed upon request and uploaded alongside this application.

**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. Cultural Resource Study – all necessary permits including consultation. Used the Department of Archaeology and Historic Preservation database WISAARD as resource.

- 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.**  
Inadvertent Discovery Plan in place during construction.

#### 14. **Transportation** [Find help with answering transportation questions](#)

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The site is accessed via SW Harbor Drive, which connects to Vashon Highway SW within the Vashon Island community.

**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?**

Burton stop, located at Vashon Highway SW & SW Burton Dr. This stop is part of the bus route serving Vashon Island and is 0.8 miles away.

- b. **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).**

NONE -N/A

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

Yes, the project involves an overwater structure, and the location is in the immediate vicinity of water transportation. The floating dock will be used for recreational water activities, including access to boats and kayaks, which utilize water as a means of transportation.

- d. **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 completed project is not expected to generate additional vehicular trips beyond the existing use. Current use primarily consists of residential and recreational traffic, with occasional vehicle trips for accessing the dock for boating activities. Peak volumes are expected during weekends and holidays, with no significant increase in truck traffic. No transportation models were used, as the project will maintain existing use patterns without introducing new demand.

- e. **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.**

None – N/A

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

None – N/A

**15. Public Services** [Find help answering public service questions](#)

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.

None – N/A

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

None – N/A

**16. Utilities** [Find help answering utilities questions](#)

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 proposed.

**C. Signature** [Find help about who should sign](#)

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 *Rachel Anderson*

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Type name of signee: Rachel Anderson

Position and agency/organization: Environmental planner, Marine Floats Corporation

Date submitted: 2/13/2025