

SEPA ENVIRONMENTAL CHECKLIST

WAC 197-11-960

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Nevelle Short Plat

2. Name of applicant:

Dirk Nevelle

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

Applicant: Dirk Nevelle

Dirk Nevelle

PO Box 1421

North Bend, WA 98045

206-484-0777

Contact Person: Heather Tatro

Encompass Engineering & Surveying

165 NE Juniper St. Suite 201

Issaquah, WA 98027

(425) 961-2164

4. Date checklist prepared:

December 12th, 2024

5. Agency requesting checklist:

King County Department of Local Services

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

Permitting Winter/Spring 2024-25. Construction Summer/Fall 2025.

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

There are no future additions, expansion, or further activity related to or connected with this proposal anticipated at this time.

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

- **Wetland Report, Altmann Oliver Associates, LLC (February 2023)**
- **Stream Impacts and Mitigation Plan, Altmann Oliver Associates, LLC (September 2024)**
- **Geotechnical Engineering Report, South Fork Geosciences, PLLC (June 2017)**
- **Critical Areas Designation (reference CADS23-0031), King County Department of Local Services – Permitting Division (July 2023)**

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

There are no known applications pending for governmental approvals of other proposals directly affecting the property covered by this proposal at this time.

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

Preliminary and final short plat approval, building, construction and construction stormwater permits, as well as SEPA review and determination will be required. Right-of-way permits will be needed if curb cuts are needed for the driveway, and for various utility connections.

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 project proposes a two (2) lot short plat using the clustered lot development provision (KCC 21A.14.040). The subject site is 932,789 square feet (21.41 acres) in size and is zoned RA-10. Lot 1 will be approximately 633,489 square feet (14.54 acres) in size. The existing home and driveway will remain on Lot 1. Lot 2 will be approximately 57,181 (1.31 acres) square feet. Access for the future single-family residence for Lot 2 is proposed to come via NE 12th St from the south. A Critical Area Tract of approximately 203,175 square feet (4.66 acres) is proposed as is an Open Space Tract of approximately 37,708 square feet (0.86 acres).

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.

- **Address: 10408 420th Avenue SE, North Bend, WA 98045**
- **Tax Parcel #: 032308-9160**
- **Section, Township, Range: SW 3-23-8**

***Site Plan and Legal Description found in Attachment A.**

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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 site is mostly flat, with gentle slopes with an approximately 2% 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.

Per the Geotechnical Engineering Report by South Fork Geosciences, the project site consists of mostly Quaternary Alluvial sediments.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no known surface indications or history of unstable soils in the immediate vicinity.

- 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 project proposes the subdivision of the site into two lots and a 6,740 SF (0.15 AC) driveway easement along the southeastern corner of the site which will be giving access to the proposed lot. The overall area for the site is 932,789 SF (21.41 AC); however, the associated limits of disturbance for the short plat improvements is approximately 23,574 SF (0.54 AC) with a cut of approximately 10 CU-YD and a fill of approximately 10 CU-YD.

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

Minor erosion is always possible with construction such as sedimentation and channelization. Erosion control measures will be put in place with construction to reduce these risks.

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

RA-10 zoning in King County allows up to 15% of the project site to be covered by impervious surface. Exact impervious coverage numbers will depend on the final design.

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

Implementation of Temporary Erosion and Sediment Control (TESC) and other Best Management Practices (BMPs), as required by code, will be reviewed throughout the building permit review process.

2. AIR

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Air emissions from construction vehicles are anticipated to be consistent with the machinery typically used in multi-family residential construction and are regulated by the Puget Sound Clean Air Agency. Please reference the included King County SEPA Greenhouse Gasses (GHG) worksheet.

- 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 may affect this proposal.

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

There are no measures to reduce or control emissions or other impacts to air at this time. The building permit will be reviewed for compliance with current regulations.

3. WATER

- a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The project site lies within a Category I Critical Aquifer Recharge Area. A Type F stream is also located in the south western portion of the project site, requiring a 165-foot buffer and an additional 15-foot building setback beyond the border.

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. The proposed single-family residence may be located within 200 feet of the on-site stream but outside of the buffer and bsbl setback. The beginning of the proposed driveway in the far southeast corner of the property lies within the buffer area. An Impact Analysis and Mitigation Plan has been completed by Altmann Oliver Associates and the total area of disturbance is 1,233 square feet.

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.

Not applicable. No fill or dredge material is proposed in the stream.

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

No surface water withdrawals or diversions are proposed.

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

Yes, the subject site is partially within a 100-year floodplain. The northwestern portion of the site and the southeastern portion of the property are mapped as being within the 100-year floodplain. Please see the map on the Critical Area Designation (CADS23-0031)

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.

- b. Ground:

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.

Groundwater withdrawn from an existing well will continue to be utilized for the existing single-family residence on Lot 1. The proposed Lot 2 and new single-family residence will be connected to public water provided by the City of North Bend.

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.

An existing onsite septic system will continue to serve the existing single-family residence on Lot 1. A new onsite septic system is proposed for Lot 2 and the new single-family residence.

c. Water Runoff (including stormwater):

1) Describe the source of runoff (including stormwater) 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.

The site is generally flat with slopes of less than 2%. Under typical conditions, stormwater infiltrates into the on-site soil; however, during more intense storm events, runoff would flow toward the southwest reaching the stream located on the western side of the property. The proposed improvements for the short plat will be full dispersed directing stormwater runoff to the west, following the natural drainage that currently exists for the site. This stormwater dispersion plan will comply with current King County regulations.

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

It is unlikely that waste materials could enter ground or surface waters. The finished home will be connected to the proposed storm drainage system and proposed on-site septic system. During construction, TESC measures will be in place, or other Best Management Practices, and the contractor will be required by King County to have a Stormwater Pollution Prevention Plan (SWPPP) in case of a problem with construction machinery.

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

The proposed stormwater drainage plan follows the natural drainage patterns of the property and the vicinity. The proposal is unlikely to affect or alter drainage patterns in the vicinity of the site.

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

Implementation of Temporary Erosion and Sediment Control (TESC) and other Best Management Practices (BMPs), as required by code, address runoff and drainage will be evaluated during the building permit application. The contractor is required to have a SWPPP to manage any spills during construction. The finished house will include a stormwater dispersion system and OSS. Fully dispersing runoff from the proposed improvements will help flow control and water quality.

4. PLANTS

- 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?

Vegetation removal will be the minimum necessary to construct the proposed single-family residence on Lot 2 and associated access and utilities, as determined by applicable development requirements found in the King County Code.

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

There are no known threatened or endangered species 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:

Slope disturbances will be revegetated per code. No other plantings are proposed at this time.

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

Common invasives are suspected.

5. ANIMALS

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, **songbirds**, other:

Mammals: **Deer**, bear, elk, beaver, other:

Fish: Bass, salmon, trout, herring, shellfish, other:

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

There are no threatened or endangered species known to be on site. However, per the Information for Planning and Consultation US Fish and Wildlife Service website, there are endangered and threatened species in the area, including the Gray Wolf, North American Wolverine, Marbled Murrelet, Yellow-billed Cuckoo and Bull Trout.

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

There are no known migration routes on the site per the PHS on the Web data. Generally, Western Washington is part of the Pacific Flyaway.

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

No measures are proposed at this time.

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

There are no known invasive animal species on or near the site.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Energy use will be consistent with a typical single-family residence as well as the machinery used during construction.

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

It is not anticipated that this project would affect the potential use of solar energy by adjacent properties.

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

The single-family home will be constructed to meet current energy code requirements and all or most of the equipment specified will be "energy efficient". No other specific measures are proposed.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no known environmental health hazards that could occur as a result of this proposal.

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

There is no known contamination at the site from present or past uses, per the Department of Ecology's (DOE) mapping services.

- 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.

There are no known existing hazardous chemicals/conditions that might affect project development and design, per the DOE mapping services.

- 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.

There are no known toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction at any time during the life of the project.

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

There are no special emergency services anticipated to be required at this time beyond what is consistent with those typical of a single-family residence.

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

There are no proposed measures to reduce or control environmental health hazards at this time.

b. Noise

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

Primary noise on site is from traffic on area roadways and is typical to a low-density residential neighborhood.

- 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.

Typical noise from construction vehicles is anticipated on a short-term basis. Construction hours are weekdays from 8AM to 5PM with the exception of holidays. Minor noise from traffic is anticipated in the long-term, which is typical of a rural residential area.

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

Construction hours will be limited to what is required by King County. There are no additional measures to reduce or control noise impacts proposed at this time.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site consists of an existing single-family residential dwelling. The proposal includes the development of one additional single-family residence and its corresponding driveway, OSS and dispersion system. The adjacent properties to the north and south consist of existing single-family residences. The proposal will not affect the land use on adjacent properties and is consistent with their existing use.

- 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?

The project site consists of a single-family residence constructed in 1980. A review of King County's iMap aerial imagery shows the residence in the oldest aerial photograph record available from 1998. There is no record of the subject property being used as working farmlands or forestland.

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

The proposal will not affect nor will be affected by working farms as the surrounding area is rural residential. Additionally, while some agricultural activities may take place in the surrounding rural residential area, commercial farming is limited and controlled in this zone. These agricultural uses will not impact the proposal nor be impacted by the proposed residence. The proposal does not replace any existing agricultural activities.

- c. Describe any structures on the site.

A single-family residence exists on proposed Lot 1 as well as detached garage and shed.

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

No structures are proposed to be demolished at this time.

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

Rural Area-10 (RA-10). One dwelling unit per 10 acres.

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

Rural Area.

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

South Fork Snoqualmie River Shoreline Jurisdiction-Conservancy.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, per the Critical Areas Designation, King County has identified the parcel as being within a Category I Critical Aquifer Recharge Area. However, since the subject site is greater than one acre in size, no restrictions apply for normal residential development. A Type F stream/aquatic area exists on-site. The property is partially within a designated 100-year floodplain and is within a possible seismic hazard areas.

- i. Approximately how many people would reside or work in the completed project?
Two people currently reside in the existing house. Approximately two to three people would reside in the new single-family residence that would be constructed on the property, per the US Census Bureau Population Estimates V2023: QuickFacts for the City of Redmond. The average household size of 2.67 persons.

- j. Approximately how many people would the completed project displace?
None as the project does not propose to remove any dwelling units.

- k. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable as the project does not propose any displacement.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal is similar and compatible with existing surrounding land uses. This project proposes the addition of one single-family residence and associated improvements which is allowed and supported by the surrounding area's existing use and zoning.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
There are no known agricultural and/or forest lands of long-term commercial significance nearby. The known agricultural activity in the surrounding area is accessory to residential uses and not of a scale to have long-term commercial significance.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The project proposes to construct one (1) middle-income housing unit.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No dwelling units are proposed to be eliminated. The existing middle-incoming home is proposed to be retained.

- c. Proposed measures to reduce or control housing impacts, if any:
Not applicable as no units are proposed to be eliminated.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Per King County Zoning Code's Development Standards the base height is 40 feet.
- b. What views in the immediate vicinity would be altered or obstructed?
No known territorial views will be obstructed as the proposed single-family residence will not exceed zoning height allowances and will meet the required setbacks pursuant to KC Title 21A.12.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
There are no measures to reduce or control aesthetic impacts proposed at this time other than adherence to the dimensional requirements of the King County Zoning Code Title 21A for the RA-10 zone.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
There is a potential of glare from windows, which will be consistent with that of single-family homes.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that the finished project could be a safety hazard or interfere with views.
- c. What existing offsite sources of light or glare may affect your proposal?
It is not anticipated that existing offsite sources of light or glare may affect this proposal as the surrounding area is consistent with rural neighborhoods.
- d. Proposed measures to reduce or control light and glare impacts, if any:
There are no measures to reduce or control light and glare impacts proposed at this time.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
A number of parks and outdoor recreational opportunities are within the vicinity of the proposal including EJ Roberts Park (0.8 miles away), the Little Si Hiking Area (2.9 miles away), the North Bend Library (0.6 miles away), Torguson Park (1.4 miles away), Tollgate Farm Park (1.6 miles away) and Si View Park (1.3 miles away).
- b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses will be displaced with the proposed project.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no measures to reduce or control impacts on recreation proposed at this time. Impact fees, if applicable, will be paid accordingly.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no known buildings, structures or sites located on the project site that are over 45 years old.. Per the Department of Archaeology and Historical Preservation's WISAARD mapping tool, the Thaldorf, T., Barn is located near the subject site and it is registered as Washington Heritage Barn (Resource ID #768246).

- 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.

There are no known landmarks, features, evidence of Indian/historic use/occupation, material evidence, artifacts, or areas of cultural importance on or adjacent to the site per the Department of Archaeology and Historical Preservation's WISAARD mapping tool.

- 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.

No additional investigation regarding impacts to cultural and historical resources was undertaken as there's been no significant land use change via King County iMaps aerial imagery. The Department of Archeology and Historical Preservation's WISAARD mapping tool does not have the project site mapped as including landmarks, features or other evidence of Indian or historic use or occupation. If any indications are discovered during construction, work will stop immediately, and the appropriate authorities will be notified.

- 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.

There are no measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources proposed at this time as no historical properties have been identified onsite or within the immediate vicinity of the project site.

14. TRANSPORTATION

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

Access for the existing house is proposed to remain via 420th Avenue SE and access for the proposed Lot 2 and new dwelling will be via NE 12th Street.

- 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 nearest transit stop is located approximately 0.8 miles from the project site is at Bendigo Blvd N and Sidney Avenue N where it is served by King County Metro buses.

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

Two (2) parking spaces are proposed for the single-family residence. None would be eliminated.

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

The proposal does not require any new transportation facilities or improvements to existing facilities. At this time, no improvements beyond the driveway connection are proposed.

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

The project will not use (or occur in the immediate vicinity of) water, rail, or air transportation.

- 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?

Only one net single-family residence is proposed that might generate approximately 1 to 2 additional vehicular trips during AM and PM peak hours. This minimal trip generation is not expected to significantly impact traffic in the surrounding area.

- 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.

The proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

There are no measures to reduce or control transportation impacts proposed at this time. Transportation impact fees may apply and will be paid accordingly.

15. PUBLIC SERVICES

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

This project will result in a minimal increased need for public services due to the one (1) new dwelling unit proposed. The appropriate impact fees will be paid addressing these concerns.

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

There are no measures to reduce or control direct impacts on public services proposed at this time. Impact fees may be applicable and will be paid accordingly.

16. UTILITIES

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

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

Water utility connection will be supplied by public water to the proposed dwelling on Lot 2. The existing dwelling on proposed Lot 1 will continue to be served by an existing private well. An OSS is proposed to serve the new dwelling on Lot 2 and Lot 1 will continue to be served by an existing OSS. Electric power and natural gas is supplied by Puget Sound Energy.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *Neather Tatis*

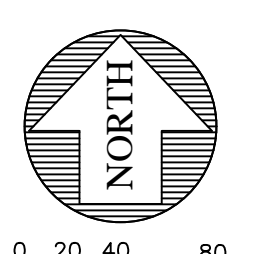
Date Submitted: December 12th, 2024

[Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

ATTACHMENT A

SITE PLAN AND LEGAL DESCRIPTION

BASIS OF POSITION
WGS CONTROL POINT #4617
FOUND CONCRETE
MONUMENT IN CASE
(9/8/23)



SCALE 1" = 80'

NEVELLE SHORT PLAT

NW 1/4 OF THE SW 1/4 OF SEC. 3, TWP. 23 N., RGE. 8 E., W.M.
KING COUNTY, STATE OF WASHINGTON

PROJECT TEAM
OWNER: DIRK NEVELLE
PO BOX 1421
NORTH BEND, WA 98045
(206) 484-0777
ENGINEER/SURVEYOR/PLANNER: CHAD ALLEN, PE/DAVID MATTHEWS, PLS/AMY DONLAN
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

SITE DATA
SITE ADDRESS: 10408 420 AVE SE
NORTH BEND, WA 98045
TAX PARCEL: 032308-9160
SITE AREA: 932,777 SF (21.41 ACRES) PER KING COUNTY ASSESSORS REPORT
932,789 SF (21.41 ACRES) PER SURVEY
TOTAL PROPOSED LOTS: 2
ZONING: RA-10
BASE DENSITY: 0.1 DU/ACRE
MIN LOT AREA: 7.5 ACRES*
MAX LOT WIDTH: 135 FEET
MAX IMPERVIOUS SURFACE: 15%
*PER KCC 21A.14, MINIMUM LOT AREA DOES NOT APPLY TO LOT CLUSTERING PROPOSALS.

BSBL DISTANCES
STREET SETBACK: 30'
INTERIOR SETBACK: 10'
STREAM BUFFER: 15'

- LEGEND**
- FOUND MONUMENT IN CASE
 - FOUND REBAR & CAP
 - BENCHMARK
 - (BLA) KOBLA NO. L97L0067, REC. NO. 9706119003
 - (M) MEASURED
 - ⊗ WATER VALVE
 - ⊗ FIRE HYDRANT
 - ⊗ WATER METER
 - ⊗ LIGHT POLE
 - ⊗ SIGN POST
 - ⊗ UTILITY POLE
 - ⊗ GUY ANCHOR
 - ▲ WETLAND FLAG
 - UNDERGROUND POWER LINE
 - OVERHEAD POWER LINE
 - WATER LINE
 - STORM LINE
 - BARBED WIRE FENCE
 - HOG WIRE FENCE
 - ★ EVERGREEN TREE
 - DECIDUOUS TREE
 - ▨ ASPHALT
 - ▨ GRAVEL

LINE #	BEARING	LENGTH
L1	N88°35'22"E	20.01'
L2	N0°11'52"E	63.17'
L3	S80°02'01"W	20.32'
L4	S80°02'01"W	7.20'
L5	S75°44'34"W	13.94'
L6	S87°30'42"W	22.66'
L7	N21°08'47"W	11.53'
L8	N25°18'27"W	27.47'
L9	N61°21'36"W	22.89'
L10	N57°40'26"W	15.71'
L11	N70°39'41"W	21.89'
L12	N39°01'18"W	9.57'
L13	N10°01'51"E	23.15'
L14	N17°04'29"W	63.15'
L15	N20°14'14"W	32.31'
L16	N33°16'12"W	15.03'
L17	N24°32'51"W	11.16'
L18	N39°09'43"W	23.10'
L19	N54°55'06"W	19.38'
L20	N51°12'45"W	110.94'
L21	S5°37'05"W	36.28'

CURVE #	DELTA	RADIUS	LENGTH
C1	13°01'51"	165.00'	37.53'
C2	18°02'33"	165.00'	51.96'
C3	15°15'17"	165.00'	43.93'
C4	36°03'09"	165.00'	103.82'
C5	12°59'15"	165.00'	37.40'
C6	11°11'55"	165.00'	32.25'
C7	3°32'41"	165.00'	10.21'
C8	37°51'43"	165.00'	109.03'
C9	6°24'04"	165.00'	18.43'
C10	37°09'45"	165.00'	9.11'
C11	13°01'58"	165.00'	37.53'
C12	14°36'51"	165.00'	42.09'
C13	15°45'24"	165.00'	45.38'
C14	8°58'00"	165.00'	25.82'
C15	2°13'55"	165.00'	6.43'
C16	10°33'44"	165.00'	30.42'
C17	2°28'13"	165.00'	7.11'
C18	89°25'46"	10.00'	15.61'

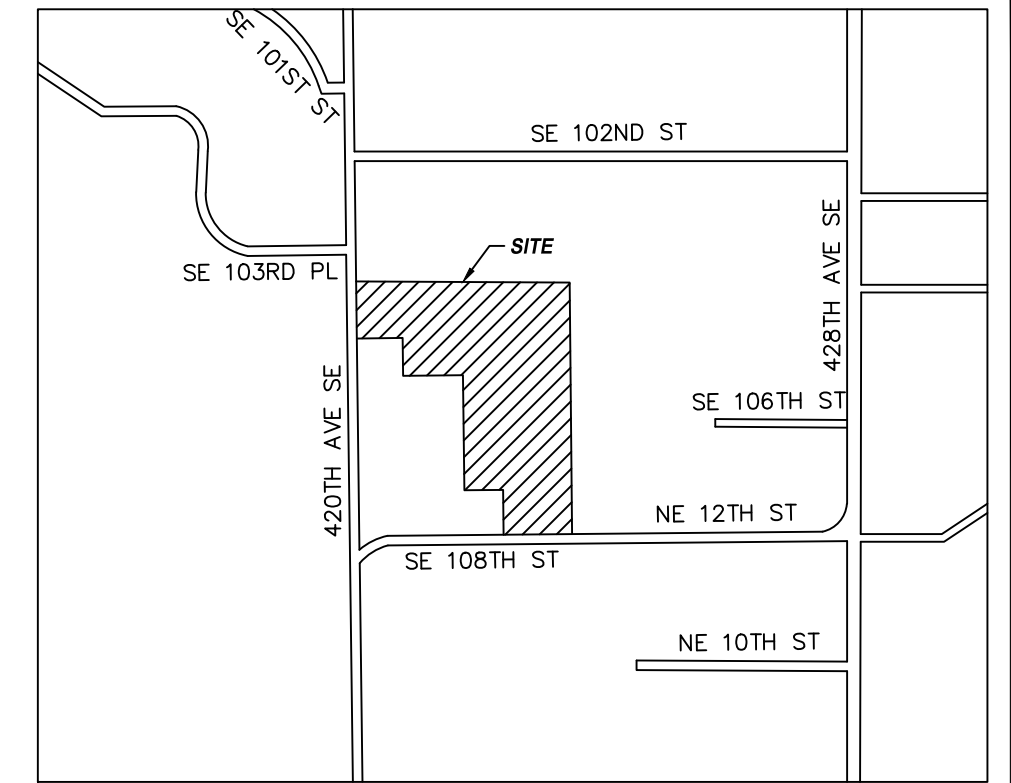
VERTICAL DATUM
NAVD 88 - ESTABLISHED PER WSRN OBSERVATION ON BENCHMARK

BENCHMARK
SET MAG & TAG ON EDGE OF ASPHALT ON SE 108TH ST
ELEVATION=440.53

HORIZONTAL DATUM
NAD 83/2011 - ESTABLISHED PER OBSERVATION TO THE
WASHINGTON STATE REFERENCE NETWORK

BASIS OF BEARINGS
N01°33'23"W BETWEEN FOUND MONUMENT IN CASE ON CENTERLINE
OF 420TH AVE SE AND FOUND WGS #4617

INSTRUMENTATION
INSTRUMENT USED: 5 SECOND TOTAL STATION.
FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE
OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.



LEGAL DESCRIPTION
LOT A OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L97L0067, RECORDED JUNE 11, 1997
UNDER RECORDING NO. 9706119003, IN KING COUNTY, WASHINGTON.

SUBJECT TO
(PER WFG NATIONAL TITLE INSURANCE COMPANY GUARANTEE NO. 3153353-6078359, DATED
OCTOBER 23, 2024)

EXCEPTIONS

- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN
ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) INDIAN TREATY OR ABORIGINAL RIGHTS,
INCLUDING, BUT NOT LIMITED TO, EASEMENTS OR EQUITABLE SERVITUDES; OR, (D) WATER
RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A),
(B), (C) OR (D) ARE SHOWN BY THE PUBLIC RECORDS.
- TAXES AND CHARGES, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE
COSTS, IF ANY, AFTER DELINQUENCY:
TAX YEAR: 2024
TAX TYPE: COUNTY
TAX ID NO.: 0323089160
TAXING ENTITY: KING COUNTY TREASURER
- THE LANDS DESCRIBED HEREIN HAVE BEEN CLASSIFIED FARM AND AGRICULTURE AS
DISCLOSED BY NOTICE RECORDED IN 8104280820.

SUBJECT TO THE PROVISIONS OF RCW 84.34, WHICH INCLUDE THE REQUIREMENT OF A
CONTINUATION OF RESTRICTED USE IN ORDER TO CONTINUE THE PRESENT ASSESSMENT RATE. A
CHANGE IN USE CAN CAUSE AN INCREASED ASSESSMENT RATE FOR PRESENT AND PAST YEARS.
ANY SALE OR TRANSFER OF ALL OR A PORTION OF SAID LAND REQUIRES EXECUTION OF A
NOTICE OF COMPLIANCE FORM ATTACHED TO THE EXCISE TAX AFFIDAVIT.

NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION AND ADDITIONAL TAX CALCULATIONS
RECORDING UNDER RECORDING NO. 20180530000366.

- DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: DIRK NEVELLE AND MICHELLE NEVELLE
TRUSTEE: CHICAGO TITLE INSURANCE COMPANY, A CORPORATION
LENDER/BENEFICIARY: GUARDIANSHIP SERVICES OF SEATTLE
DATED: APRIL 1, 2020
RECORDED: OCTOBER 27, 2020
RECORDING NO.: 20201027000878

DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: CHARLES D. NEVELLE AKA DIRK NEVELLE, HUSBAND AND MICHELLE B. NEVELLE, WIFE
TRUSTEE: CHICAGO TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION
LENDER/BENEFICIARY: KEYBANK NATIONAL ASSOCIATION AND MERS SOLELY AS NOMINEE FOR
KEYBANK NATIONAL ASSOCIATION
DATED: JULY 23, 2021
RECORDED: AUGUST 9, 2021
RECORDING NO.: 20210809000351

RESERVATIONS IN FAVOR OF NORTHERN PACIFIC RAILROAD COMPANY, AS CONTAINED IN
INSTRUMENT RECORDED ON AUGUST 7, 1899, IN 179054, OF OFFICIAL RECORDS.

RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN
GRANTED TO: KING COUNTY
DEED RECORDED: NOVEMBER 13, 1952
RECORDING NO.: 4290177, OF OFFICIAL RECORDS.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID
PREMISES, AS RECORDED UNDER 5781902 OF OFFICIAL RECORDS.
IN FAVOR OF: PUGET SOUND POWER AND LIGHT COMPANY
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
(SHOWN HEREON - DOES NOT AFFECT SUBJECT PROPERTY)

COVENANT AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON JANUARY 26, 1973,
IN 7301260322, OF OFFICIAL RECORDS.

ALL MATTERS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IF ANY, DISCLOSED BY THE
SHORT PLAT, RECORDED ON MARCH 1, 1979, IN 7903010847, OF OFFICIAL RECORDS.

ALL MATTERS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IF ANY, DISCLOSED BY THE
LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION), RECORDED ON JUNE 11, 1997, IN
9706119003, OF OFFICIAL RECORDS.

COVENANT AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON DECEMBER 12, 2017,
IN 20171212001688, OF OFFICIAL RECORDS.

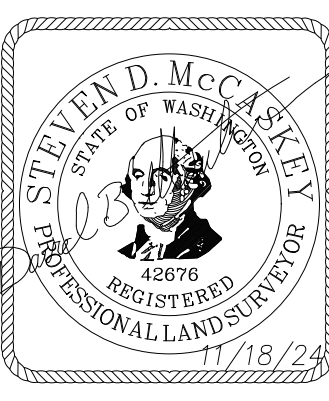
COVENANT AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON DECEMBER 12, 2017,
IN 20171212001689, OF OFFICIAL RECORDS.

NOTICE AND THE TERMS AND CONDITIONS THEREOF, GIVEN BY DIRK NEVELLE,
RECORDED ON JULY 19, 2018, IN 20180719000429, OF OFFICIAL RECORDS,
REGARDING: CRITICAL AREA

COVENANT AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON JULY 19, 2018, IN
20180719000430, OF OFFICIAL RECORDS.

COVENANT AND THE TERMS AND CONDITIONS THEREOF, RECORDED ON MARCH 3, 2020, IN
20200303001347, OF OFFICIAL RECORDS.

REVISIONS	DESCRIPTION	BY	DATE



NEVELLE SHORT PLAT
DIRK NEVELLE
PRELIMINARY SHORT PLAT



JOB NO. 19655
DATE 11/18/24
SCALE 1"=80'
DESIGNED N/A
DRAWN DBM
CHECKED DBM
APPROVED

EXHIBIT "A"

LEGAL DESCRIPTION

LOT A OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L97L0067, RECORDED JUNE 11, 1997
UNDER RECORDING NO. [9706119003](#), IN KING COUNTY, WASHINGTON.

Tax Account No(s): 0323089160