

REVISION

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201  
Sept

1. Name of proposed project, if applicable:

Red Barn Farm and Distillery

2. Name of applicant:

Chelsea Carrigan

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

Chelsea Carrigan

5703 208th Ave NE

Redmond, WA 98053

4. Date checklist prepared:

06/1/18

5. Agency requesting checklist:

King County Department of Permitting and Environmental Review

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

The proposed timing of each component of this project is as follows:

- 1) Grading permit submittal (to correct code violation per the VCA): August 2018
- 2) Temporary Use Permit Submittal for events (to correct code violation per the VCA): August 2018
- 3) Distillery Permit submittal: Fall 2018
- 4) Completion of Distillery work: 2019

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

No.

*We propose to open a small craft distillery, complete our Organic Certification for the farm and host wedding and events. We also propose to demolish the current residence and rebuilt a barn-style type home that is energy efficient. We also plan to file a critical area alteration exception to construct a permanent parking area. We also purpose to install a new septic system, upgrade our electrical service, possibly install natural gas and solar panels.*

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

A critical areas study was completed in January 2013 and a critical areas designation was granted from King County DPER shortly thereafter. A restoration plan for a clearing violation was

prepared in August 2016 and revised per DPER comments in December 2016. A critical areas alteration exception will be prepared in the near future.

*The following environmental information has either been prepared or will be prepared:*

- 1) A traffic impact analysis*
- 2) A critical areas report and critical area designation CAD13-0027*
- 3) A farm management plan*
- 4) Topography Survey by Axis Survey*
- 5) Site Plan by Kovach Architects*

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.

We have a basic permit for our small craft distillery from the TTB as well as liquor licensing from the Washington State Liquor Control Board.

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

Basic distillery permit, temporary use permit, change of use permit, critical area alteration exception, SEPA, King County Conservation District Farm Management Plan, Fire Permit.

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

The proposal includes several items, some of which will be submitted with this application and some of which will be submitted at a later date.

The property is subject to a code violation and voluntary compliance agreement (VCA). Per the VCA, the applicant is required to submit a grading permit to cure a code violation related to unpermitted grading activities. This is being submitted at the same time as this SEPA checklist. Also per the VCA the applicant is required to submit a Temporary Use Permit application to allow for events to occur in 2019 and beyond. The applicant proposes to host 60 events per year, 10 events will be up to 200 people, 10 would be up to 175 people, 20 would be up to 150 people, 10 would be up to 100 people and then 10 would be up to 50 people or less. A permanent parking area will be constructed. We limit onsite parking to 60 cars. Events would take place on Fridays, Saturdays or Sundays.

Separate from the applications submitted with this SEPA checklist, the applicant proposes to open a small craft distillery on the property. We plan to produce and manufacture distilled spirits, store and age whiskey and brady barrel and provide a tasting room and small retail sales area. We will produce heirloom apple brandy from apples from our orchard. We also plan

to grow grain for whiskey including a high rye bourbon and a rye whiskey. We also will use our potatoes to produce a potato vodka.

We are working on getting our organic certification. We raise chickens and ducks and sell their eggs at the farm. We recently opened a farm stand a couple days a week to sell eggs and honey and other produce. We grow a variety of vegetables, as well as, apples, pears and cherry plums. We also grow pollinator mix for our bees and sunflowers. We do have rescue animals on the farm including 2 mules, 2 pigs and 3 bunnies.

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.

**5703 208<sup>th</sup> Ave NE Redmond WA 98053**

**The proposal is located on parcel # 1725069003**

**Legal Description: PP ACT 39291703 MOBILE HOME E 1/2 OF NW 1/4 OF NE 1/4 LESS N 130 FT OF E 345 FT LESS ST HWY LESS CO RD AKA BDRY LN ADJ NO 1078127 LESS POR DEEDED TO STATE OF WA FOR RD UNDER REC #20040116000312**

**Please see the site plan, topographic survey, farm management plan.**

## **B. Environmental**

### **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 steepest slope on the entire site is 77% but the steepest slope on the proposed development area is 15 %. (see Topography Map by Axis Survey)**

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 are typically sandy gravel. None of the soils on site will be removed though some will be relocated.**

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

**Unstable slopes with a potential to deliver have been identified and are excluded from any area of alteration by a licensed Geotechnical engineer.**

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

**Grading and Excavation in proposed in the following areas:**

**Parking**

**Approximately 14,500 sf of grading is proposed for the porous and standard parking and drive aisle areas currently not already paved. This grading will result in approximately 270 cy of soil that will be reused on-site to the extent possible.**

**Stormwater & Fire Water Tank**

**Approximately 1,100 sf of Excavation for stormwater features is also proposed. This excavation will result in approximately 120 cy of soil that will be reused on-site to the extent possible.**

**Residence**

**Approximately 3000 sf of Excavation footprint for residence foundations is also anticipated. This excavation will result in approximately 170 cy of soil that will be reused on-site to the extent possible.**

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

**With the use of best management practices erosion would not likely occur as a result of the proposal. The site will be stabilized with landscaping softscape and hardscape improvements post construction.**

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

**The percentage of the site that will be covered with impervious surfaces after the completion of the project will be 5.9%.**

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

Our proposed measures to reduce or control erosion or other impacts to the earth are BMPs and standard construction protection as required by federal, state, and local jurisdiction.

## **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.

None beyond normal construction activities for the new home, associated parking, and farming equipment. Insignificant amounts of engine exhaust from farming equipment and using a tractor. Limited car exhaust from parking from events. As part of the distillery use, during the mashing process there could be an odor similar to baking bread.

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 will be equipped with emissions systems that meet current standards.

## **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.

The site contains two Type N streams that are tributaries to Evans Creek (Type F). The site also contains two Category II wetlands and one Category III wetland. An offsite wetland is located to the west.

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.

The site is almost entirely encumbered in critical area buffers. Most of the proposal is located within wetland and stream buffers, but no work is proposed within the critical areas themselves.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**No fill and dredge material would be placed in or removed from surface water or wetlands.**

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

**No, the proposal will not require any surface water withdrawals or diversions.**

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

**No the boundary of proposed developed is outside the 100-year floodplain though the parcel contains a 100-year floodplain on the southern side of the property.**

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, the proposed plan does not discharge any waste to surface waters.**

#### **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 groundwater will be withdrawn for any purpose of this proposal.**

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.

**At this time we are not anticipating the need to increase the capacity of the septic system for the current residence. We do propose to install a new septic system that can handle waste water from the distillery and the new proposed residence.**

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.

**Storm water runoff will be reduced in quantity thru cistern reuse, infiltration, and flow control and improved in quality thru porous paving and vegetative filters over the existing condition and will continue to be maintained thru infiltration where possible and thru existing open channel connection to Evans Creek.**

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

**No waste materials will enter ground or surface waters.**

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

**Storm water runoff will continue to be maintained thru infiltration where possible and thru existing open channel connection to Evans Creek.**

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

**Storm water runoff will be reduced in quantity thru cistern reuse, infiltration, and flow control and improved in quality thru porous paving and vegetative filters over the existing condition and will continue to be maintained thru infiltration where possible and thru existing open channel connection to Evans Creek.**

#### **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?

**Vegetation removed for the proposal included Himalayan blackberry (past violation) and grass.**

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

**Winter steelhead are present in Evan's Creek.**

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

**We have native planting buffer plan designed by Altmann Oliver Associates that restores and improves native plant buffers per the farm management plan. This plan was approved by DNR and submitted to Laura Casey at DPER in February of 2017.**

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

**The noxious weeds and invasive species on the site are; Himalayan and evergreen blackberries, reed canarygrass, morning glory, nightshade and milfoil.**

## **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:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

**Mammals include; deer, bear, bobcats, beavers, coyote, possums, raccoon and other small mammals.**

**Birds include; blue heron, bald eagle, variety of ducks, hawks, songbirds and hummingbirds.**

**Fish include; cutthroat trout, coho salmon and winter steelhead.**

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

**Winter steelhead are present in Evan's Creek.**



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

The site is part of the Pacific Flyway Migration Route.

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

Native woody species are proposed to be planted as part of the restoration plan for the previous grading violation and as part of the approved farm management plan. Additional mitigation will be proposed as part of the critical areas alteration exception.

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

There are no invasive animal species known to be on our site.

## **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.

We plan on using electric, solar and gas. We plan on having a gas powered boiler for our distillery equipment and for manufacturing distilled spirits.. We have not decided whether that will be propane or natural gas at this time. We will be upgrading our electrical service provided by PSE. Many of the current building have very outdated power. We will propose to add solar panels to the new residence and making it as energy efficient as possible.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No our project will not affect solar energy of adjacent properties because the maximum height of any proposed buildings are 35 feet and located 50 feet or greater from property lines.

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:

Buildings will meet the Washington State Energy Code regulations. Additionally, design for natural ventilation, shading to control heat gain between summer and winter, solar panels, and energy efficient equipment will be provided.

## 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.**

**Some hazards could be associated with the operation of our distillery. This includes both fire and explosion as a possibility through the distillation of grains into ethanol. The alcohol itself is classified as a Class 3-A combustible liquid, not a flammable liquid. For example, the flash point for the processing of beverages is 140 degrees and the applicant proposes to keep everything under 80 degrees. The type of system being used and safety measures put into place, there are no explosion problems. The vapors are not dangerous or explosive and the building has significant ventilation.**

- 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.**

- 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 hazardous chemicals or conditions.**

- 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 will be no toxic or hazardous chemicals. The distillery will manufacture, produce and store high proof alcohol. The regulations for flammable, combustible liquids do not apply to alcohol stored in wooden casks or barrels. The alcohol stored in glass will be proofed down as to reduce the flash point.**

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

**No special emergency services would be required as a result of the distillery.**

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

**No special emergency services would be required as a result of the distillery.**

## **b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example:

**Traffic noise from Highway 202 exists on the project site.**

- 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)? Indi-cate what hours noise would come from the site.

### **Short term (construction)**

**We would anticipate noise during the construction phase of our project, consisting of power tools and small amounts of heavy equipment. Construction would only be done during permissible hours. In line with this we would also anticipate the arrival and departure of material trucks, again during permissible hours. All work would be done during the work week.**

### **Long term (distillery)**

**The distillery will be in operation at least 4 days a week (not including tasting room) and will consist of grain sorting, milling, mixing and heating (mash creation and cooking). Our 1 million BTU heater operates at roughly 60-75 decibels as does our milling equipment. This work would be confined to the barn and would thus would absorb much of the sound. The tasting room will be open 5-6 days a week depending on the season and will only have customer traffic during normal business hours.**

### **Long term (event space)**

**Events will consist of a limited number customers and vehicles per our proposal, sound/entertainment providers and our guests. The events held typically create noise between the hours of 4:00-9:30pm.**

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

**In our current barn we have installed an STC35 sound door, to help mitigate noise and are planning on installing smaller sound curtains for other areas of the barn where sound may escape. We are also going to install bass blocks to absorb any low range sound that our curtains and doors do not capture. We've also planted trees (thuja green giants) along our fence line to provide another, more natural sound barrier. The project will also comply with relevant noise codes.**

**Our proposed new residence and agricultural storage, will be constructed along more modern lines and thus will have all the necessary insulation and soundproofing to minimize noise.**

## **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.

**The current use of the site is for farming and limited events. We have chickens, ducks, apple orchard, pear and plum trees, honey bees, sunflowers, vegetables and herbs. The site operated as a dairy barn for 60 years. There are adjacent residences as well as adjacent businesses.**

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 has been and is used as working farmland. None of the long term agricultural land of commercial significance will be converted to other uses as a result of the proposal.**

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 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. We are a working farm using only the best organic practices. We are working towards our organic certification for our produce. We do not have any oversize equipment and we do not use pesticides. There are several neighboring farms that do not and will not affect our proposal.**

c. Describe any structures on the site.

**The site contains a barn built in 1925, as well as a silo and adjacent milk shed. The site has a single family residence, garage, and agricultural out buildings. Including an old mobile home that has been converted to a chicken coop.**

d. Will any structures be demolished?

**We would like to demolish the existing residence because it is in a state of disrepair with very little insulation, single pane windows, an outdated septic system and very old and unreliable electrical. We would like to build a barn type residence**



**that can provide some storage for farm equipment and an existing residence will be demolished and replaced with a new barn style residence.**

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

**The current zoning of the site is RA-5.**

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

**The current comprehensive plan designation of the site is RA (Rural).**

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

**Not Applicable**

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

**Yes, please see attached Critical Area Designation CAD13-0027. The site contains steep slope and steep slope buffers in the northern portion of the site. The site also contains two Type N streams that are tributaries to Evans Creek (Type F). The site also contains two Category II wetlands and one Category III wetland. An offsite wetland is located to the west. The site is almost entirely encumbered in critical area buffers.**

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

**The completed project would employ up to 12 people and a single family would reside on the property.**

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

**The completed project would not displace any people.**

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

**Not applicable**

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

**The project will comply with zoning regulations and other relevant regulations to ensure consistency with land use plans.**

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

**In order to reduce and control impacts to agricultural and forest lands of long-term commercial significance we are continuing to farm all land on our parcel that was part of the original dairy farm.**

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

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

**Only a single family home would be provided.**

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

**No units would be eliminated. The single family home would be rebuilt.**

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

**There are no proposed measures to reduce or control housing impacts.**

## **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 tallest height is 35 feet of any proposed structures. The principal exterior building material proposed are wood, likely cedar siding.**

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

**No views in the immediate vicinity would be altered or obstructed.**

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

**The proposed measures to reduce or control aesthetic impacts will be to alter as little an area as possible (1.8 acres) and save any buildings that were part of the original farm. The original farm house burnt down which is why we would like to rebuild a residence. We will plant native plant buffers along the stream, tributaries and ponds. We have worked hard to restore the 93 year old barn and have it registered as a Heritage Barn in the State of Washington and as a King County Designated Historic Landmark so that it is**

preserved for years to come for the community to enjoy. By restoring this old dairy farm and opening a distillery making a value added product our goal is to make a profitable small business that is aesthetically pleasing. It is sad to drive east on highway 202 and see all the old barns falling down and seeing others close to the city that have been demolished for larger developments.

## **11. Light and Glare**

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

Proposed lighting necessary for safety, security, and wayfinding will be night sky compliant and directed away from neighboring properties and the highway. Safety and security lighting will be provided at all times, and wayfinding lights during normal business hours. Lights from parking cars/cars driving away are generally contained on-site or are on a driveway/road.

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

No, light or glare from the finished project will be a safety hazard or interfere with any views.

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

None. There aren't any existing off-site sources of light or glare may affect the proposal.

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

None. Any unforeseen glare resulting from windows or building surfaces will be shaded with screens or plantings.

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

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

Evans creek preserve is nearby the project site.

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

None. The proposed project will not displace any existing recreational uses.



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

**None. There are no proposed measures to reduce or control impacts on recreation.**

### **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.

**The barn was recently restored in 2015 and is 93 years old. It is listed as a heritage barn in the State of Washington, as well as being a King County Historic Landmark. We plan on keeping all buildings that were a part of the original homestead.**

- 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 landmarks, features or other evidence of Indian or historic use or occupation.**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**We worked closely with the historic preservation program while planning the barn restoration. They were very supportive of the barn restoration and support an adaptive reuse of the barn to host events and the plans to build a distillery and restore the original apple orchard.**

- 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.

**We do not anticipate that our project will disturb any local resources, all relevant regulations will be complied with.**

## **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.

**Highway 202 runs along the south edge of the parcel and 58th terminates at our mailbox.**

- 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 approximate distance to the nearest transit stop is roughly 200 ft from our entrance.**

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

**We would be adding 42 new designated parking stalls. None would be removed.**

- 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 improvements or alterations would be required according to our TIA done by Traffex, attached to this SEPA checklist.**

- 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?

**On average 8-10 per day and on event days 60 - 80 near the beginning of events and at the end of events.**

- 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, our proposal will not interfere 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:

**We limit the number of guests, vehicles and events allowed on the property.**

## **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.

**The property has been holding similarly-sized events during 2018. The TUP/event permit will not increase the amount of potential emergency services required (mainly potentially fire services) beyond what occurs today.**

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

**Compliance with relevant fire/event permits.**

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

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

- d. 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.

**The utilities proposed by the project which might be needed are updated electrical service, possible natural gas service or propane, and we hope to install solar roof panels on the proposed new residence.**



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## Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO <sub>2</sub> e)			Lifespan Emissions (MTCO <sub>2</sub> e)
			Embodied	Energy	Transportation	
Single-Family Home.....	1		98	672	792	1562
Multi-Family Unit in Large Building .....	0		33	357	766	0
Multi-Family Unit in Small Building .....	0		54	681	766	0
Mobile Home.....	1		41	475	709	1226
Education .....		0.0	39	646	361	0
Food Sales .....		0.0	39	1,541	282	0
Food Service .....		0.0	39	1,994	561	0
Health Care Inpatient .....		0.0	39	1,938	582	0
Health Care Outpatient .....		0.0	39	737	571	0
Lodging .....		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office .....		0.0	39	723	588	0
Public Assembly .....		0.0	39	733	150	0
Public Order and Safety .....		0.0	39	899	374	0
Religious Worship .....		0.0	39	339	129	0
Service .....		0.0	39	599	266	0
Warehouse and Storage .....		0.0	39	352	181	0
Other .....		0.0	39	1,278	257	0
Vacant .....		0.0	39	162	47	0

## Section II: Pavement.....

Pavement.....	3.00				150
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Total Project Emissions:

2938

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KING COUNTY  
D.P.E.R.

GRDETA-0017

REVISION

**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 Chelsea Carrigan

Position and Agency/Organization Managing Member and Owner of Red Barn Farm

Date Submitted: 8/8/18

GRDE 17 0017