

GRDE 18-0078

APPROVED
DATE 7/15/16
BY [signature]

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [HELP] (8951)

1. Name of proposed project, if applicable: **Leenstra Clearing & Grading Permit**
2. Name of applicant: **Fred Leenstra**

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3. Address and phone number of applicant and contact person: **7913 Yeazel RD. KPS, Longbranch, WA 98351**

4. Date checklist prepared: **April 20, 2018**

5. Agency requesting checklist: **King County**

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

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None at this time.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Beaver Creek Consulting performed a preliminary wetland reconnaissance, Larson & Associates: a Stormwater Pollution Prevention Plan, Drainage Assessment and Stormwater Pollution Prevention Plan, T.E.S.C. & Grading Plan.**

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. **None known**

10. List any government approvals or permits that will be needed for your proposal, if known. **King County Clearing and Grading and Site Development permit to address a violation reported by King County; DOE Construction 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 Applicant is seeking the approval of a King County Clearing and Grading and Site Development permit to address a violation. The project site consists of approximately 1.25 acres on 4 parcels: 3750600837, 3750600825, 3750600813 & 3750600810. The violation occurred as a result of grading and placement of sand and gravel on the above parcels without a permit.**

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. **The site is located to the east of the intersection of Military Rd S and 42nd Ave So., and consists of approximately 1.249 acres on 4 different parcels (3750600837, 3750600825, 3750600813 & 3750600810. Located in the SW ¼ of the SE ¼ of Section 27, Township 21 North, Range 4 East of the Willamette Meridian in King County, Washington.**

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)? **The site is generally flat, with a gentle slope down to South 368th Street on parcel 3750600810, which is estimated at approximately 5%.**

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. **Alderwood Gravelly Sandy Loam**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None known**

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. **Remedy a code violation; clearing, grading and placement of sand and gravel on approximately 1.25 acres. Total fill volume will be a maximum of 4,000 cubic yards, which will be provided from a County approved source(s).**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion is not anticipated with the proposed clearing/grading activities on-site. In order to prevent erosion from occurring, appropriate temporary construction BMP's will be installed prior to the start of any clearing/grading construction activities.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The sand and graveled area will be ~18,695 SF, which is ~34.4% of the site.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Temporary and permanent measures to control erosion include: impervious surface, seeding, sodding, mulching, soil amendment, silt fence, detention pond, construction entrance.**

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Typical emissions related to construction activities during any additional clearing, grading and sand and gravel placement. Upon completion, there are no anticipated emissions.**

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: **None proposed**

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. **None known. There is only an off-site ditch in the easterly abutting unopened 43rd Avenue South ROW.**
- 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. **NA**
- 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. **NA**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **NA**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **NA**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe. **Stormwater generated due to the placement of sand and gravel and disturbed pervious surfaces will be collected and treated as required by the County and current Department of Ecology stormwater requirements; please see the proposed in the Stormwater Pollution Prevention Plan, Drainage Assessment and Stormwater Pollution Prevention Plan, T.E.S.C. & Grading Plan.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe. **No; none anticipated**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No negative affects on area drainage patterns is expected. The proposed stormwater drainage design and T.E.S.C. & Grading Plan will likely reduce any previously existing sheet flows onto neighboring properties.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Please see the proposed Stormwater Pollution Prevention Plan, Drainage Assessment, Stormwater Pollution Prevention Plan and T.E.S.C. & Grading Plan being provided pursuant to County and current Department of Ecology requirements.**

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? **Existing grass has been removed as a result of grading and the placement of sand and gravel. The existing trees on the south side of the site will also be removed.**

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 proposed.**

e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

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: **Typical sparrows**

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. **None known.**

- c. Is the site part of a migration route? If so, explain. **None known.**

- d. Proposed measures to preserve or enhance wildlife, if any: **None proposed.**

- e. List any invasive animal species known to be on or near the site. **None known.**

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

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

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. **None anticipated.**
- 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. **None known.**

- 4) Describe special emergency services that might be required. **None known.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **None proposed.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None known.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term: Noise associated with grading, tree removal and sand and gravel placement.

Long term: No adverse noise anticipated.

3) Proposed measures to reduce or control noise impacts, if any: **None proposed.**

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 site is undeveloped. Clearing and grading will clean up the site and control weeds. Neighboring properties to the North: Military Rd S, and Five Mile Lake Park, which is zoned R-4; South: undeveloped property zoned R-4; West: an existing grocery store zoned NB; and to the East: undeveloped land that is zoned R-4.**

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? **None known.**

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. **There are no buildings on site.**

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

e. What is the current zoning classification of the site? **R-4**

- f. What is the current comprehensive plan designation of the site? **nb and um**
- g. If applicable, what is the current shoreline master program designation of the site? **NA**
- h. Has any part of the site been classified as a critical area by the County or county? If so, specify. **None known.**
- i. Approximately how many people would reside or work in the completed project? **NA**
- j. Approximately how many people would the completed project displace? **NA**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **NA**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **County review and approval.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **NA**

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **NA**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None**
- c. Proposed measures to reduce or control housing impacts, if any: **NA**

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

- b. Proposed measures to reduce or control aesthetic impacts, if any: **The project will reduce unsightly weeds.**

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **NA**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **NA**
- c. What existing off-site sources of light or glare may affect your proposal? **None known.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None planned.**

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Five Mile Lake Park is across the street to the north.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **NA**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None proposed.**

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

- 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.
None proposed at this time.

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. **The site fronts: North: Military Road South; South: South 368th Street; West: current site access is from 42nd Avenue South, via 3750600790; and East: unopened ROW (43rd Avenue South)**
- 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? **NA**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **NA**
- 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). **NA**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **NA**
- 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? **Unknown**
- 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. **None known.**
- h. Proposed measures to reduce or control transportation impacts, if any: **None proposed.**

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. **None known.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None proposed.**

16. Utilities [help]

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

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: Fred Leenstra

Name of signee FRED LEENSTRA

Position and Agency/Organization PROP MGR LEENSTRA REALTY HOLDINGS

Date Submitted: 4/26/18

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 ₂ e)			Lifespan Emissions (MTCO ₂ e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit In Large Building	0		33	357	766	0
Multi-Family Unit In Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
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.....		0.00				0
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Total Project Emissions:

0