

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

McCown ABC Clearing/Grading Permit

2. Name of applicant:

Rob McCown

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

Applicant:

Rob and Anne McCown

25122 161st Place SE, Covington, WA 98042

Contact Person: Costa Philippides, Encompass Engineering & Surveying, 165 NE Juniper ST Suite 201, Issaquah, WA, 98027, 425-392-0250

4. Date checklist prepared:

April 2022

5. Agency requesting checklist:

King County

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

Permitting/construction during 2022.

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

Future two-lot short plat.

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

Critical Area Delineation CADS21-0137- King County, January 31, 2022 and Critical Area Delineation Report: Wetland Desination and Aquatic Area Analysis – Bear Creek Environmental Services, March 26, 2021.

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.

Future two-lot short plat, pending the resolution of this ABC permit.

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

For present, approval of this ABC permit. For future, preliminary and final short plat approval, building, construction and construction stormwater permits will be required. Right-of-way permits will be needed if frontage improvements are needed, and for possible 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.)

There was unpermitted clearing/grading done on this parcel. The proposed ABC permit will legalize this work (ENFR21-0984). It is anticipated that it might involve minor replanting and/or erosion control/etc.

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.

*Please see attached map. Site address is 23212 172nd Ave SE 98042 and the parcel number is 132205-9125. An abbreviated legal description is:
LOT 1 KING COUNTY BOUNDARY LINE ADJUSTMENT NO BLAD18-0061 RECORDING NO 20190412900017 (BEING A PORTION OF NW QTR STR 13-22-05). The unpermitted clearing/grading done at the extreme southeast portion of this parcel—see map.*

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)?

Approximately 44% in the critical area part of the parcel, but not in the area of the ABC permit clearing/grading.

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.

This site soil is predominantly characterized as Alderwood gravelly sandy loam per the USDA Soil Survey.

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 according to King County IMaps and observation.

- 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.

Purpose: Fill was brought in for a future pasture area.

Fill: About 600 cu-ft of fill was brought onto the site.

Clearing: About 1.2-acres was cleared.

The site has been stabilized with grass planting.

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

Erosion is unlikely due to flat grade of the clearing/grading area and the grass that was planed to stabilize the cleared area.

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

No impervious surface is proposed with this ABC permit.

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

The clear/grading site is stabilized with grass planning and needs no more erosion control.

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.

Air emissions are expected to be consistent with the any machinery typically used with minor earthmoving activities.

- 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.

Per the approved Critical Areas Designations (CARS21-0137) there are four Category III wetlands on the site, each requiring a 60 foot or 110 foot buffers. There are Type F and N Aquatic Areas (streams) requiring 65 foot and 165 foot buffers. There is a Category III wetland offsite to the south of the site with a 60 foot buffer. There are no wetlands or streams in the area of the ABC clearing/grading.

- 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 ABC clearing/grading area is in excess of 200 feet from the nearest onsite wetland or stream, but within 200 feet of an offsite wetland to the south.

- 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.

Does not apply. No work is proposed within the aquatic area.

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

Does not apply. No work is proposed within the aquatic area.

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

N/A - there are no mapped FEMA floodplains within about 1,000 feet from the clearing/grading area.

- 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.

The proposal does not involve any discharge of waste materials 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.

Not for this ABC permit. Groundwater withdrawn from an existing well will continue to be utilized for the existing single family residence. Eventually, a proposed new single-family residence will be connected to public water.

- 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 the property. Eventually a new onsite septic system is proposed for the new single family 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.

The ABC clearing/grading area disperses runoff south across the graded, stabilized and grassed area, the subject of this ABC permit application.

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

Unlikely. There is no waste material associated with this graded, stabilized and grassed area.

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

The clearing/grading has little, if any, effect on drainage patterns in the vicinity of the site.

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

The ABC clearing/grading area disperses south across the graded, stabilized and grassed area. No additional measures are needed to control runoff.

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

a. Check the types of vegetation found on the site:

- ☒_x_deciduous tree: alder, maple, aspen, other
☒_x_evergreen tree: fir, cedar, pine, other
☒_x_shrubs
☒_x_grass
☐____pasture
☐____crop or grain
☐____ Orchards, vineyards or other permanent crops.

x wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 x water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

About 1.2-acres of area was cleared of brush and trees, but has been subsequently replanted/stabilized with grass planting.

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:

The ABC area was cleared and replanted/stabilized with grass planting.

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:

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.

No local migration routes are known to cross the project site. Generally, Western Washington is part of the Pacific Flyway.

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.

N/A – clearing/grading permit only.

- 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:

N/A

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

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

No environmental health hazards are anticipated as a result of this proposal.

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

There are no known present or past contaminations.

- 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 or conditions which might affect the project development or design.

- 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 anticipated.

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

N/A

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

None needed.

b. Noise

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

Possible minor, temporary equipment noise.

- 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.

Possible minor, temporary equipment noise.

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

None other than construction hours will limit noise as required by King County.

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 project site consists of an existing, single family residential dwelling. The eventual proposal will include the development of one additional single family residence and its corresponding driveway. The adjacent properties 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 single family residence constructed in 1984. A review of King County's Imap aerial imagery shows agriculture activities/farming in the oldest aerial photograph record available from 1936.

- 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 be affected by working farms as the surrounding area is rural residential and any farming done in the surrounding area is buffered by the large lot sizes proposed. 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 future proposed new residence. The proposal is not replacing any existing agricultural activities.

c. Describe any structures on the site.

There is a single family residence with a shop and pool on the property.

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?

RA-5

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

ra

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.

Per the approved Critical Areas Designations (CARS21-0137) there are four Category III wetlands on the site, each requiring a 60 foot or 110 foot buffers. There are Type F and N Aquatic Areas (streams) requiring 65 foot and 165 foot buffers. There is a Category III wetland offsite to the south of the site with a 60 foot buffer. There are no wetlands or streams in the area of the ABC clearing/grading.

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

The clearing/grading for this project has no impact on how many people reside or work in the completed project. People will continue to reside in the existing residence.

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

None.

j. 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:

Ultimately the proposal is similar and compatible with existing surrounding land uses. This project proposes to build one additional single family residence and to retain one existing single family residence at a density that is allowed and supported by the surrounding area's existing use and zoning. The ABC aspect of this project has no impacts.

- 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. Most of the agricultural activity within the surrounding area is accessory to residential use.

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

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

N/A

- 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:

Not applicable.

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?

N/A

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

None

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

None, other than the replanting of the cleared area already done.

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

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

None

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

N/A

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

N/A

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

N/A

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

- 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 the Covington Community Park (1.1 miles), The Covington Skate Park (2.4 miles) and Soos Creek Park (3.7 miles).

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

No

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

None needed.

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

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

None known. No structures currently exist on the site that are over 45 years old and there are no sites listed on the property or in the vicinity that are listed or identified by national, state or local preservation registers per the Department of Archaeology and Historical Preservation's WISAARD mapping tool.

- 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 at or immediately adjacent to the project 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 change in the single family residence status of the lot since 1998.

According to the Washington Information System for Architectural and Archeological Records Data (WISAARD), the online Department of Archeology and Historic Preservation GIS tool, a Historic Property Resource Inventory the current single family residential dwelling is not older than 45 years, no historical properties have been identified within the immediate vicinity.

- 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.

No additional measures regarding avoiding impacts to cultural and historical resources are proposed as the existing dwelling is not older than 45 years and no historical properties have been identified within the immediate vicinity of the proposal.

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.

Access to the existing lot is provided via 172nd Ave SE and access to the ABC clearing/grading area will be via SE 236th Place.

- 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 2.7 miles from the property which is on route 159 of King County Metro.

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

N/A

- c. 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 proposed at this time.

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

No, the project site is located in an existing rural residential neighborhood.

- 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?

N/A

- 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, no interference is anticipated.

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

None anticipated.

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.

Not at this point in time. With a future short plat, an additional need for public services will result from this project as 1 (one) net residence will be added to a site that has consisted of only one single family residence since 1984.

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

Impact fees may be applicable and will be paid accordingly.

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- 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.

Utilities not needed for this ABC permit. Eventually, water connection will be supplied by public water to the proposed dwelling on proposed 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.

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: Tom Redding

Name of signee Tom Redding

Position and Agency/Organization Engineer, Encompass Engineering & Surveying

Date Submitted: April 14, 2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

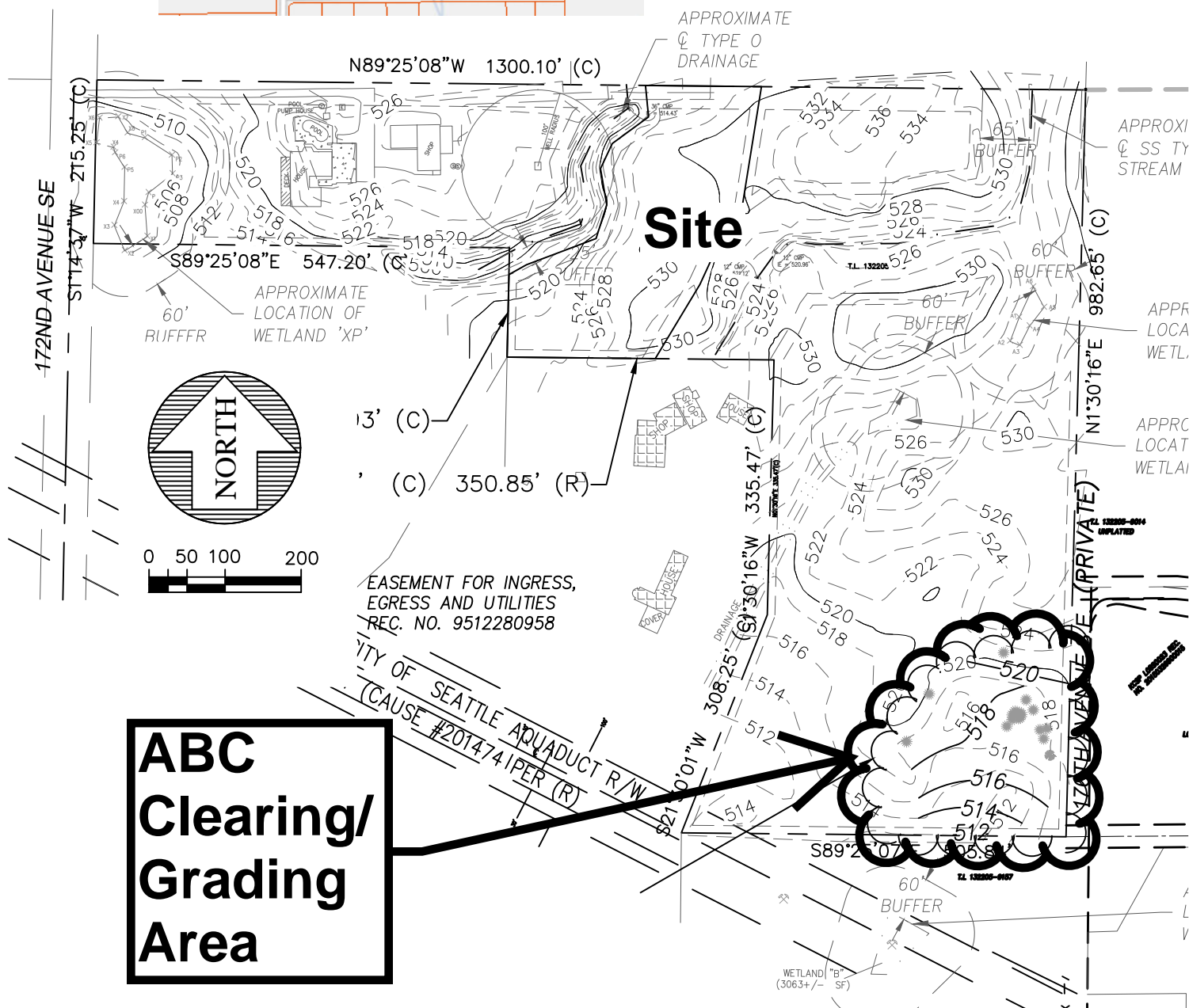
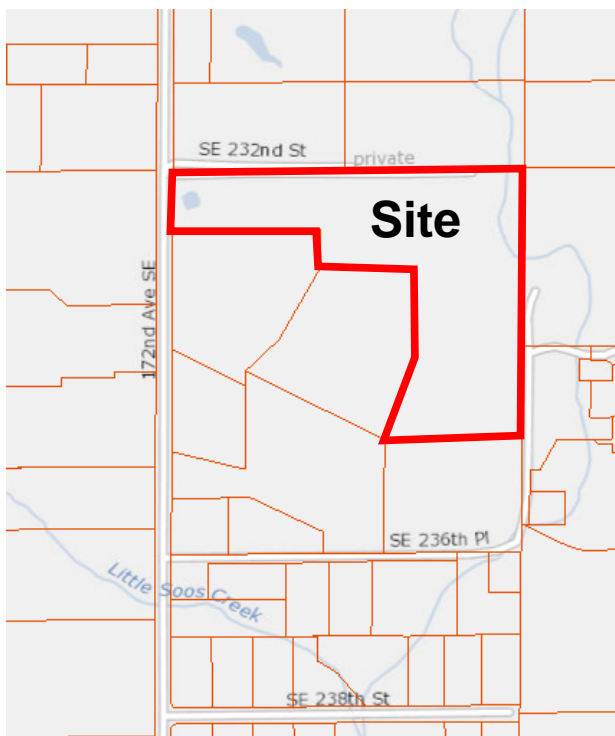
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



**ABC
Clearing/
Grading
Area**