

# 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:  
Haverfield/ Gorney Short Plat
2. Name of applicant:  
GCH Puget Sound Inc
3. Address and phone number of applicant and contact person:

402. E. 26<sup>th</sup> street. Ste, 200. Tacoma, Wa, 98421. (253-564-1062) [JessicaE@BuildGCH.com](mailto:JessicaE@BuildGCH.com),  
[BrendanD@BuildGCH.com](mailto:BrendanD@BuildGCH.com)

4. Date checklist prepared:

October 8, 2020

5. Agency requesting checklist:

King County DPER

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

Begin construction immediately after approval of the Short Plat.

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

No

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

A King County Critical Area Determination.

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.

Pending Short Plat approval.

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

Approved Short Plat Application, health department approval of septic systems, + group b well.

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.)

Short plat approval for the division of 3 SFR lots in the RA-5 zoning area. Lot 1 and 2 are 4.57 and 7.87 acres, respectively. Lot 4, which will adjoin from the neighboring parcel is 5.36 acres. Lot 3 is occupied with an existing home on site.

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.

Tax parcel 2422069110 and the south portion of tax parcel 2422069017. PORTIONS OF GOVT LOT 10 IN SE QTR STR 24-22-06.

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other **Gently Sloping.**

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

22% in SW corner of property.

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.

Very coarse gravelly sand

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

No

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.

Construction of Joint use access road, driveways, SFR, and infiltration trenches. Disturbed area is estimated to be 49,737 Sq ft and will be compacted and backfilled with on site soils.

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

No- TESC will be used for the project including silt fencing

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

40,929 sq ft.- 5.3%

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

Acreage erosion and sediment control. Silt fencing, berms, final stablization

## 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 residential construction emissions, if any.

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

No

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

NONE

## 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.

Yes, The Cedar River is directly South of the property.

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.

No, Development will be further than 200' from the water source.

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

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give 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.

No.

- 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.

Yes, the current well will be converted to a class B system, serving 3 homes. Each home is expected to have an occupancy of 2-5 residents. The well currently produces 18/ Gal min @ 96' for 2 hrs. Water will not be discharged to groundwater.

- 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.

Domestic Sewage by 4 OSS Systems, 1 is currently existing on lot 3. Systems will be designed for a 5 bedroom + are likely to be sand bed lined.

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.

Rooftop and Driveway Stormwater will be collected via tightline to on site infiltration trenches. The Joint use access road will convey sormwater to to a bioswale treatment facility. (Overflow from the joint use driveway will convey to an infiltration trench. The private gravel rd serving the lots will utilize a narrow area filter along frontage. 12” Crushed rock level spreader and 6’ filter strip leading to an open surface infiltration trench.

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

No

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

No. Neighboring lots will still drain the same as before. Drainage patterns for this development will be collected appropriately.

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

Infiltration trenches.

#### 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?

Decidious trees, evergreens, some native vegetation

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

None known to be on or near the site.

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

Retain most native trees and vegetation. Proposed landscaping will include a 20-30’ perimeter around the house, fresh sod and fine bark.

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

Noxious weeds as well as class A and B designate weeds are known to be on the site per King County GIS.

## 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 \_\_\_\_\_

Songbird and Squirrels.

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

No known endangered species.

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

The project site is located along the Pacific Flyway. This is one of three major migratory routes in North America. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or traveling to overwintering sites. There is no evidence that the project area of the site is of any specific value to migrating birds.

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

Retaining natural forestation and preserving native vegetation

- 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.

Electricity will be used on site for heating and appliances of the SFR.

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

If so, generally describe.

No. Adjacent properties do not utilize solar powered energy.

- 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

## 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

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

No possible contamination on site.

- 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

- 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

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

The development will conform to EVA access standards for all lots.

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

None

#### b. Noise

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

Equipment operation during home construction.

- 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 construction noise

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

Work within County Hours.

#### 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.

Vacant SFR land- RA-5 zoning. Existing homes are on neighboring parcels.

- 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 non-forest use?

The current acreage within the forest tax status will be retained, and development will occur outside of the tax area.

- 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. Surrounding forest land will be preserved, except for what must be cleared for a home site, driveway, and access tracts, and perimeter (generally 20')

c. Describe any structures on the site.

Lot 3 has an existing well and OSS.

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

No structures will be demolished.

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

RA-5

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

King County Rural.

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

N/A

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

Yes, there is a steep slope landslide hazard area that affects the SW corner of the property.

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

Approximately 12 residents.

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

None

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

NONE.

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

preconstruction meeting for SP approval with King County.

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

The development proposes to leave an open space portion of the property, and in addition, most all trees and natural vegetation will be retained on site.

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

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



3 Homesites- high income housing.

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

No units will be eliminated.

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

None

### 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?

26' 11 ¾" to ridgeline of home. Shiplap, Board + Batten, Shingles, Stone.

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

None

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

None

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

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

Standard glare from house interior and exterior lighting. Should not impact surrounding lots due to large lot sizes.

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

No.

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

None

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

No installation of street lights to maintain neighborhood character and reduce potential light glare on neighboring properties.

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

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

Landsburg Reach Natural Area is directly East of the proposed project.

- 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.

### **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.

Landsburg reach natural area- a “park” owned and operated by King County.

- 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.

No

- 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.

GIS Mapping, King County Historical list of sites.

- 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

### **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 site is from Landsburg Rd SE (Public) to SE 247<sup>th</sup> (Public). Then, a Southernly Private access road which leads to the private gravel drive serving the property.

- 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?

No. The nearest public transit stop is located at 242<sup>nd</sup> Ave SE + SE 264<sup>th</sup> Street. The distance from the site is 3.7 miles.

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

The project would eliminate no parking spaces. The project will add 9 garage parking spaces, as well as 9 driveway parking spaces in total.

- 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).

YES, THE PROJECT WILL REQUIRE WIDENING OF THE PRIVATE EXISTING GRAVEL ROAD (APPROX 4') THAT SERVES THE PROPERTY TO ACCOMMODATE DRAINAGE.

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?

Only 3 new home sites will be constructed. The ADT for this project is assumed to be 18. (3 cars per home, 2 trips daily.)

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

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

None

## 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.

No. The current fire protection district for this property already serves the nearby parcels. Access to public transit, schools, and health care will not be altered by this development.

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

None.

## 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.

Septic Systems will be brought to the property.

### 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: Jessica Estrada  
Name of signee Jessica Estrada

Position and Agency/Organization Land Development Manager, Garrette Custom Homes

Date Submitted: 11/16/2020

### 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?

*It would not increase any of the following, besides production noise during the construction period.*

Proposed measures to avoid or reduce such increases are:

*Approximately 36,000 sq ft of impervious surface runoff will be infiltrated on site*

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

*Plants and trees will be removed only to clear a site for the home space, access tract, and surrounding of the home site.*

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

*Retain as much natural vegetation as possible on site. Plants and Native trees will mostly be retained.*

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

*The potential depletion of ground water from using the well.*

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

Natural resources such as groundwater will be conserved by the shared useage of a well. An Open Space agreement is also in place that affects a large portion of the short plat.

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?

The Environmentally sensitive area on site will be protected due to the fact they are within the “Open space” zone, where no development will occur.

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

Open space area, limited tree and brush clearing.

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?

The shoreline use area within the property is protected through open space taxation agreement. Development can not occur in that area.

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

Open space area, limited tree and brush clearing. Spacing of home sites.

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

It would not increase the demand for transportation. Public services such as Water and Sewage will be accomplished by an on-site well and on-site septic systems.

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

On site well, septic tanks, on site drainage BMPS

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

Since building or development or clearing will not occur in an area identified as a “Critical or sensitive area”, it will not conflict with state, local or federal laws.



**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.....	3		98	672	792	4686
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.....		26.00				1300
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**Total Project Emissions:**

**5986**

Data entry fields