

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.

The City has provided the attached SEPA checklist as a fillable form to ensure consistent formatting throughout the document. **It is required that the attached SEPA checklist is used for all SEPA review applications** and if it is not used, the application will be deemed incomplete. If the provided space is not enough to fit your answer in, attach your full answer to the end of the SEPA checklist.

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 Find help answering background questions

1. Name of proposed project, if applicable:

Thunder Mountain Estates

2. Name of applicant:

Meadow Vista LLC

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

• Contact Person: Brent LeVander

• Address: P.O. Box 98571
Des Moines, WA
98198

• Phone #: 253-377-2784

• Email: brentlevander@msn.com

4. Date checklist prepared:

01/02/25

5. Agency requesting checklist:

City of Enumclaw

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

Fall 2025-2030

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

None known.

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

Archaeology Report, Landscaping Plan, Critical Areas Report & Mitigation Plan, Traffic Impact Analysis, Geotech Report, etc.

For Applicant

For City Use

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.

Preliminary plat, final plat, clearing and grading permit, site development permit, sanitary sewer permit, etc.

11. Give a 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 proposes a 19-lot SFR subdivision on 9.17 Acres. The new single-family residences will be served by a new internal road, city water, city sanitary sewer services, and PSE for power.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

- Address: 42424 268th Ave SE Enumclaw, WA 98022

- Parcel #: 1320069022

- Legal Description

Parcel A, City of Enumclaw Boundary Line Adjustment No. 24-04, Recording No. 20241029900001; Tax Account No. 132006-9022-00; See the attached legal description.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

Flat, rolling, hilly, steep slopes, mountainous, other:

[Redacted]

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

~ <5%

[Redacted]

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; and Buckley gravelly silt loam (NRCS).

[Redacted]

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

None known.

[Redacted]

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

The purpose is to develop ~8.72 acre site into 19 single family residential lots and provide internal access facilities as well as all applicable utilities to the lots. Cut = ~7,550 CY; Fill = ~22,350 CY. The Source of fill will be from a City of Enumclaw approved distributor.

[Redacted]

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

Erosion is not anticipated with the proposed clearing/construction activities on site. In order to prevent erosion from occurring, appropriate temporary construction BMP's will be installed prior to construction activities.

[Redacted]

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

Proposed impervious surfaces total 80,586 SF (1.85 AC), which includes houses, curbs, gutter and sidewalks.

[Redacted]

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

All measures will abide with applicable rules and regulations of The City of Enumclaw. A temporary erosion and sedimentation control plan will be designed in accordance with City standards.

2. Air [Find help answering air questions](#)

- 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 development. After completion, typical emissions related to 19 new single-family residences.

- 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.

Dust control measures may include water trucks as needed. No other measures are currently proposed.

3. Water [Find help answering water questions](#)

- a. Surface Water: [Find help answering surface water questions](#)

- 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.

There is a wetland mapped in the southeast portion of the site, and there is a ditch along the approximate southerly property line.

- 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.

There will be typical subdivision site development within 200 feet of the southeastern wetlands.

- 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 proposed.

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

None known.

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

King County IMap does not identify the site as being within the 100-year floodplain.

- 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, there will not be any discharge of waste materials to surface waters.

b. Ground Water: Find help answering ground water questions

- 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 a general description, purpose, and approximate quantities if known.

No, all 19 new SFRs will be serviced by City of Enumclaw's Public Water.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

No waste materials are proposed to be discharged to groundwater. All 19 SFRs will be serviced by City of Enumclaw's public sanitary sewer.

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 primary source of runoff will be stormwater. Stormwater will be collected from all pervious and impervious surfaces and infiltrated onsite via pervious pavement. All City of Enumclaw standards will be abided by for stormwater quality and quantity requirements. A portion of the stormwater runoff will be collected and conveyed to the existing frontage ditch as it does in the existing condition.

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

No waste materials are expected to enter ground or surface waters.

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

None known; off site drainage patterns will not be increased.

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

Surface runoff from the proposed development will be infiltrated into the native soil to mimic existing drainage patterns and to comply with City of Enumclaw standards. Stormwater runoff from all new onsite impervious surfaces will be infiltrated onsite and therefore considered as ineffective. Stormwater runoff from new offsite impervious surfaces will be collected and conveyed to the existing ditch along the frontage mimicking the existing drainage patterns.

4. Plants [Find help answering plants questions](#)

- 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 vegetation within the development area will be removed as necessary.

- 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.

A landscaping plan meeting city requirements has been prepared and will be provided.

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

None known.

5. Animals [Find help answering animal questions](#)

- a. List any birds and other animals that 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:

Typical area birds including sparrows and crows, etc.

- 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.

The City and site are within the Pacific Flyway.

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

None currently proposed. However, extensive plantings are proposed in the buffer mitigation plan proposed in the Critical Areas Report & Mitigation Plan attached, which will promote areas for wildlife habitat.

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

None known.

6. Energy and Natural Resources Find help answering energy and natural resource questions

- 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.

Electric energy will be provided to all SFRs by Puget Sound Energy for basic household use such as heating, cooking, etc.

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

None known.

- 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.

There are no current energy conservation features being proposed with the development of this plat. Energy conservation will be addressed during the building permit process.

7. Environmental Health Find help with answering environmental health questions

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

None known.

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

- a. 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.

- b. 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.

Petroleum operated vehicles and equipment will be used during construction.

- c. Describe special emergency services that might be required.

None anticipated.

- d. Proposed measures to reduce or control environmental health hazards, if any.

None specifically proposed at this time, however, vehicles and equipment used during construction will be operated and maintained in a workman-like-manner.

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: Typical noise associated with construction activities during development.
 Long Term: Typical noise associated with a single-family residential subdivision.

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

Construction with vehicles and heavy equipment during plat development will only be operated during city's approved times.

8. Land and Shoreline Use Find help answering land and shoreline use questions

- 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.

Other than a couple of dilapidated sheds, the site is currently an unused vacant lot. The adjacent properties are single family residences. There are no anticipated negative impacts on the properties near by.

For Applicant

For City 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 because 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?

Unknown.

- 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 a couple of old dilapidated sheds on site.

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

Yes, the dilapidated sheds will be removed.

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

Residential 1 (15,000 sq. ft.)

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

The site is designed as "Single Family Residential", along with a supplemental overlay, the "Urban/Rural Transition Area Overlay".

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

Not applicable.

For Applicant

For City Use

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

None identified on the City or County GIS mapping, however, a critical areas report has been completed identifying a wetland in the southeast of the project site. See attached critical areas report.

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

~47 people will reside in the completed project.

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

None.

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

None proposed.

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

The project has been designed to comply with all of the applicable City of Enumclaw zoning and development regulations, which will be reviewed for compliance by the City of Enumclaw.

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

None proposed.

- 9. Housing [Find help answering housing questions](#)

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

19 middle-income SFRs will be provided.

- 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.

None proposed.

10. Aesthetics Find help answering aesthetics questions

- 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 of structures shall be limited to the applicable code allowance of 30'.

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

None known.

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

None specifically proposed, however, landscaping improvements and wetland mitigation planting are proposed, which will enhance aesthetics.

11. Light and Glare Find help answering light and glare questions

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

Typical light or glare associated with a SFR subdivision.

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

None known.

- 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.

Lighting will comply with applicable city code requirements.

12. Recreation Find help answering recreation questions

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

McFarland Park is approximately 3/4 of a mile southwest of the site, and Thunder Mountain Middle School play field areas are approximately 250' north of the site.

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

None known.

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

Park impacts fees will be paid as may be required. Additionally, sidewalks are proposed to be developed with the project which will provide opportunities for recreational walking.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

- 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.

- 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.

An archaeology report was completed, which found no archaeological materials identified. See attached archaeology report.

- 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.

In the unlikely event archaeological resources are discovered during site development, work will be stopped immediately so that the appropriate agencies can be contacted and consulted.

14. Transportation Find help with answering transportation questions

- 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 268th Ave SE, which is proposed to provide access to the City's existing street system. See the attached site plan.

- 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 City of Enumclaw is served by public transit Route 915, which stops at City Hall approximately 1.4 miles away.

- 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).

Half street frontage improvements (curb, gutter, sidewalk, planter, lighting) along the project frontage of 268th Avenue SE may be required.

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

No.

- e. 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?

AWDT = 219; see the attached Transportation Impact Analysis for peak volume numbers and hours.

- f. 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.

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

Transportation impacts fees will be paid as may be required. The project will also include the development of a new internal road, as well as half street frontage improvements (curb, gutter, sidewalk) along the project frontage of 268th Avenue SE as may be required.

15. Public Services Find help answering public service questions

- 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.

Additional public services are not anticipated beyond typical residential development needs.

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

Fire impacts fees will be paid as may be required. All applicable connection and service fees will also be paid.

For Applicant

For City Use

16. Utilities Find help answering utilities questions

a. Utilities currently available at the site:

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

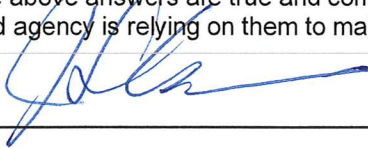
The existing septic system and easement serving the neighboring property will be removed with the proposed development; the neighboring property will also be connected to sanitary sewer.

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

City of Enumclaw sanitary sewer; City of Enumclaw public water; City of Enumclaw solid waste service; PSE for power.

C. **Signature** Find help about who should sign

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.



Type name of signee: Scott Clark

Position and agency/organization: Planner / Larson and Associates

Date submitted: