

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:

Black Diamond Mixed Use Timber Harvest

2. Name of applicant:

PK Properties % Weston Butt

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

1. Applicant/contact

- a. *Applicant: PK Properties % Weston Butt PO BOX 571 Black Diamond, WA 98010*
- b. *Contact: John Steward, American Forest Management Inc. 11415 NE 128th. St. Suite 110, Kirkland, WA 98034. 207-446-6554.*

4. Date checklist prepared:

7/15/2019

5. Agency requesting checklist:

WA Department of Natural Resources, King County

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

Summer/Fall 2019

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

The proposed harvest will be conducted as a precursor to development. The permitting process for development has been started through the City of Black Diamond and King County as well.

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

A Forest Practice Application will be filed along with this document.

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.

The Forest Practice Application for timber harvest will be a key component of this proposal. The application for future development and conversion is currently under review by the appropriate government agencies.

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

Forest Practice Application Permit through WA Department of Natural Resources

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.)

This proposed project will consist of a timber harvest of mostly mature western red cedar, Douglas-fir and bigleaf maple. There is timber on approximately 20 acres of the approx. 31 acre parcel. After harvest completion, the area will be converted to non-forest land. Stumps from the harvested trees will be ground or removed as appropriate. Reforestation will be conducted as required by the City of Black Diamond to meet tree codes. Reforestation will not be done through WA DNR Forest Practice Rules because of the planned conversion to non-forest land.

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.

Site Address: 31109 3rd Ave (SR 169). Tax Parcel #: 112106-9008

a. *The site is located on the west side of SR 169 (3rd Avenue) between the Black Diamond-Ravensdale Road to the south and Summit Drive to the north.*

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

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

a. General description of the site:

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

Grades descend very gently from the north to the south with overall relief of approximately 40'.

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

15%

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.

Soil conditions generally consist of 2-12" of top soil or forest duff overlying glacial till soils and sandstone and siltstone. Please refer to the geotechnical report prepared for the site for additional information.

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

The site is located within a broader areas that is classified as a Low Coal Mine Hazard Area due to past mining activities. Please refer to the geotechnical report prepared for the site for additional information.

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.

Some minor grading and rocking may be required for safe and efficient hauling of logs. The source of rock is unknown at this time but will be from an approved source.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion could occur, depending on weather conditions, during harvest and trucking operations.

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

The logging project will not result in any impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Good quality rock will be used where necessary to ensure good running surfaces. Slash may be used as ground cover to reduce soil disturbance during logging operations.

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.

Emissions from typical diesel equipment required to conduct timber harvest operations will be present for the duration of the project.

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

N/A

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

Logging and trucking equipment will comply with local and state emission standards. No other specific measures are 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.

There are four small Category IV wetland areas located on the western portions of the site that be buffered according to King County and City of Black Diamond Requirements. No features are present that would require protection under WA DNR Forest Practice Rules.

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.

Yes, logging, loading and trucking may occur within 200' of the wetlands, however buffers will be established as required and maintained for effective buffer conditions and functions.

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

No fill or dredge material will be placed in or removed from the surface water.

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

No surface water withdrawal are anticipated. Minor soil rutting from logging equipment may occur.

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

The site is not located in a 100-year floodplain per FIRM Map Panel 53033C1285 dated September 29, 1985

- 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.

N/A

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.

N/A

- 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.

N/A

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.

No runoff will be created from this logging project.

- 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.

Some very minor pirating of surface water may be altered by minor soil rutting from logging equipment depending on weather conditions.

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

Soil moisture will be monitored during the harvest to ensure minimal soil disturbance will occur in order to control surface, ground/runoff water and maintain drainage patterns.

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: *Himalayan blackberry, reed canary grass*

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

*All mature timber outside the buffer area around the small wetlands on site will be harvested.
Reforestation/vegetation will occur as appropriate to ensure compliance with City of Black Diamond tree codes.*

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

None are known to be on or near the site to the applicant's or application contact's knowledge.

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

Perimeter landscaping along with retention of trees/vegetation along the western portion of the site will help preserve and enhance vegetation on the site.

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

Non-native invasive Himalayan blackberry and reed canary grass are found on site.

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.

N/A

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

The site is a part of the Pacific Flyway for migratory birds

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

The use of perimeter landscaping and the preservation/enhancement of areas of vegetation on the site will help preserve wildlife.

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

N/A

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.

Diesel and oil will be used as necessary for operation of harvesting equipment

- 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.

There is the possibility of spills of fuel or hydraulic liquid during harvesting operations. All machines on site will have spill kits to minimize the potential of environmental damage.

- 1) Describe any known or possible contamination at the site from present or past uses.
None are known to exist to our knowledge.
- 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.
During harvesting, chemicals and liquids associated with logging equipment will be present.
- 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.
During harvesting, chemicals and liquids associated with logging equipment will be present.
- 4) Describe special emergency services that might be required.
Other than fire, police or medical services already available in the area, no other emergency services are anticipated.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
All logging equipment on site will have spill kits and shall be required to report any

spills immediately. All material associated with the harvest, such as oil cans, fuel filters, etc. shall be removed upon completion.

b. Noise

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

Traffic from SR 169 exists but is not anticipated to affect the project.

- 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 from chain saws, log trucks and logging equipment may be present from approximately 6 AM to 6 PM daily. Vehicular traffic from the development would create noise in the long term.

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

Logging equipment will comply with noise ordinance requirements.

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 currently operates as an automotive repair shop with an associated single family residence and as undeveloped forest land. A tavern is located just to the south, undeveloped property to the west, a retail strip mall is located to the north and SR 169 and residential properties are located to the east.

- 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 site has not been used as working farm or forest land to our knowledge. There are mature trees on site that will be harvested but the site has not been managed as commercial timberland.

- 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:

There are no working farm or forest lands on or near the site to our knowledge.

- e. Describe any structures on the site.

An automotive repair shop and a single-family residence are located on site.

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

All structures will be removed for proposed site development after the timber harvest has been completed.

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

The current zoning is CC- Community Commercial.

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

The current comprehensive plan designation is CC- Community Commercial and is within the Gateway Overlay District.

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.
4 Class 4 wetland are identified on the western portions of the site. See attached Wetland and Fish and Habitat Assessment Report and Vegetation Management Plan prepared by Soundview Consultants.

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

The logging operations by itself will not have anyone working or living in the completed project. The proposed development will house approximately 250 people and about 260 people will reside in the proposed multi-family development.

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:

The proposed harvest will comply with City of Black Diamond Municipal Code and design standards including Gateway Overlay District.

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

There are no farm or forest use properties of long-term commercial significance on or near the site to our knowledge.

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

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

The logging and timber harvest project will not create any housing units. The long term development will create approximately 132 housing units.

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

The logging and timber harvest project will not eliminate any housing units. The proposed development will eliminate one single-family house.

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

N/A

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?

No buildings will be constructed under this proposed timber harvest. The tallest building under the proposed long term development will be approximately 30'.

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

Views in the immediate area may be altered but it is not anticipated that any views will be entirely obstructed.

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

N/A

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

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

Light and glare from logging and harvesting equipment will be present during operations.

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?

Light from vehicular traffic along SR 169 could be present but would not be anticipated to affect the project.

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?

No recreational opportunities are located in the immediate vicinity of the site. Black Diamond Natural Area is within 1 mile of the property with trails for hiking, biking and horseback riding.

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

No recreational uses will be displaced.

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

No specific measures are 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.

There are no structures on or near the site that are eligible for listing in preservation registers to our knowledge.

- 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 are known to be on or near the site to our knowledge.

- 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.

A search of the site using the Washington State Information System for Architectural and Archaeological Records Data (WISAARD) was conducted. No other methods have been conducted.

- 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 specific methods are proposed. If any artifacts are encountered during the timber harvest, harvesting will be halted immediately and the appropriate agencies will be notified.

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.

Current access to the site is provided by SR 169.

- 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 site is located on Metro Route 143 with the nearest stop at the intersection of SR 169 and Baker Street approximately one mile to the south of the site.

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

No additional parking spaces will be created from the timber harvesting project. The development would create approximately 830 parking stalls and remove about 10 undesiged parking spaces will be eliminated in association with the automotive repair business.

- 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).

Small improvements to the current access will likely be required to efficiently haul timber, including applying rock. The long term development project will include widening of SR 169, construction of a new east/west roadway and a roundabout.

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

N/A

- 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?

Approximately 4-10 log trucks per day will be added to traffic volumes from the site.

- 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.

There are no working farm or forest lands in the vicinity of the site to our knowledge.

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

N/A for the timber harvest.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The timber harvest should not require additional public services. An emergency medical plan will be on file prior to commencement of the harvest should any services be necessary.

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

N/A

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.

N/A for the proposed timber harvest.

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: Weston Butt

Name of signee Weston Butt

Position and Agency/Organization member

Date Submitted: 7/22/19

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:

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

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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.