

**KING COUNTY WATER DISTRICT NO. 90**

**KING COUNTY, WASHINGTON**

**RESOLUTION NO. 1153**

**A RESOLUTION** of the Board of Commissioners of King County Water District No 90, King County, Washington, adopting an Environmental Checklist, and making a Proposed Determination of Nonsignificance pursuant to SEPA; for the District's new Operations Facility Expansion Project (aka new shop).

**WHEREAS**, an environmental assessment has been conducted pursuant to the State Environmental Policy Act (SEPA) pursuant to RCW 43.21C et. al. for the storage facility Project. The proposed project consists of construction of a storage facility at the project site. The project will include clearing and grading of existing plot, installation of utilities, construction of a maintenance and vehicle storage facility, construction of a water treatment plant, drainage improvements, asphalt paving and parking, and fencing; and

**WHEREAS**, the laws of the State of Washington and particularly the State Environmental Policy Act of 1971, direct that all branches of government of this State, including municipal corporations, include in every recommendation or report on proposals for legislation and other actions a detailed statement by the responsible officials relating to the environmental impact of the proposed action and other environmental concerns; and

**WHEREAS**, the Commissioners are cognizant of King County ordinances implementing the State Environmental Policy Act in King County; and

**WHEREAS**, the Commissioners have adopted an Environmental Summary and Action and Environmental Checklist, having considered each item thereon.

**RESOLUTION NO. 1153**

**SUBJECT:** Adopting Environmental Checklist and Making  
Determination of Nonsignificance  
District Operations Facility Expansion Project

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of King County Water District No. 90 as follows:


**SECTION 1:** That the Commissioners do formally adopt and make part of this Resolution the environmental assessment consisting of the Environmental Summary and Action and the Environmental Checklist, a copy of same being attached hereto as Exhibit "A", and by this reference made a part hereof.

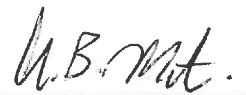
**SECTION 2:** That the Commissioners do hereby make a proposed Finding of Nonsignificance based upon the findings in Exhibit "A".

**SECTION 3:** That the District's staff is directed to record this Resolution in the SEPA register maintained by the District and circulate same among appropriate agencies.

**Section 4:**

**ADOPTED** by the Board of Commissioners of King County Water District No. 90, King County, Washington, at a regular open public meeting thereof on the 20th day of May, 2025.

 5/20/25  
**Sam Amira, President**

 5/20/25  
**Al Materi, Vice-President**

 5-20-25  
**Pete Eberle, Secretary**

**RESOLUTION NO. 1153**

**SUBJECT:** Adopting Environmental Checklist and Making Determination of Nonsignificance District Operations Facility Expansion Project

# 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 Find help answering background questions**

1. Name of proposed project, if applicable:

KING COUNTY WATER DISTRICT # 90 NEW  
OPERATIONS FACILITY EXPANSION PROJECT

2. Name of applicant:

KING COUNTY WATER DISTRICT NO. 90

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

15606 SE 128TH Street

Renton, WA 98059

Phone: (425) 255-9600

Darcey Peterson, District Manager

4. Date checklist prepared:

4/21/2025

5. Agency requesting checklist:

WASHINGTON STATE DEPT. OF ECOLOGY ENVIRONMENTAL REVIEW

PO BOX 47703

OLYMPIA WA 98504-7703 ATTN: MS. BARBARA RITCHIE

KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL  
SERVICES 900 OAKESDALE AVENUE SOUTHWEST

RENTON, WASHINGTON 98057

KING COUNTY PROPERTY SERVICE 500A KING COUNTY ADMIN. BUILDING

500 FOURTH AVENUE. ROOM 800

SEATTLE, WA. 98104

WASHINGTON STATE DEPARTMENT OF HEALTH DIVISION OF DRINKING WATER  
NORTHWEST REGIONAL OFFICE

20434 - 72ND AVE. SO., SUITE 200, K17-12 KENT, WA 98032

KING COUNTY DEPARTMENT OF TRANSPORTATION 201 SOUTH JACKSON  
STREET

MS- KSC-TR-0231 SEATTLE, WA 98104-3856

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

Phase 1, Well Drilling of Well #4, began on March 31, 2025. The first building-related project will begin construction in 2026; the Water Treatment Plant & drainage improvements (phase 1). The remainder of the project will be built in 3 to 10 years,

depending on funding.

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

Portions of the proposal are called out as future but are to be included in this review. That includes a new large equipment storage shop building, which will be phase 2.

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

Preliminary TIR for storm drainage: BHC Engineering Partners, 3/21/2025

TIA traffic study: Transpogroup Report, 3/11/2025

Geotechnical Report: Nelson Geotechnical Associates, 4/2009

Noise Compliance Report: Tenor Engineering - for new generator, 4/30/2025

New TIR (after CUP approval)

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.

Yes, WA Department of Ecology has approved the Well #4 drilling on north end of site. Construction began on 3/31/2025. Water Right Change Permit #CG1-25169.

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

King County Conditional Use Permit as required,

King County Grading Permit,

King County Building Permit,

Ancillary permits: demolition, electrical, solar, BESS, mechanical, fire alarm

DOE well drilling permit

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 the project description.)

King County Water District # 90, located at 15606 SE 128th St, Renton WA, is developing the adjacent north and east parcels of property that the District purchased recently. (2015 & 2021)

A new 12,950 SF Vehicle and Inventory Storage Building, which includes a 1,200 SF Carport and 950 SF Water Treatment Plant, will be constructed on the eastern portion of the site. The Yard will be expanded to add parking stalls and provide circulation for new material storage bins, relocated refueling station, and water filling station.

Two water wells are planned to be drilled in the northern portion of the site, and a small settling tank is to be built once the well drilling is complete. A new Water Treatment Plant will be required to treat the new water source.

The site currently contains the two District structures located on the southern half of the site, with associated storage bins and an operations yard, as well as one existing residential structure (home and barn) on the northeast portion that will be demolished prior to the construction of the new building.

The existing Office and Shop will remain in operation during construction.

The site will require minor grading but will essentially retain its' existing topography.

A new storm system will be expanded to handle the new impervious surface-generated stormwater. The existing detention/treatment pond is planned to be enlarged to the north. The pond will continue to drain to the west across a utility easement.

An 1,300 sqft area for ground-mounted solar panels capable of producing 100kW will be planned for the north lot directly adjacent to the storm drainage pond.

A battery energy storage may be installed to provide backup power to the well pumps. The outpower would be 250kW with 559 kWh of storage capacity.

A backup diesel generator will be installed. The output power will be 250kW and will be used in the event that the battery energy storage system is depleted.

A new security/screen fence will be installed along the west, north, and east sides of the yard, as well as between the office building and the new operations building.

New landscape buffers will be installed as required along all property lines.

New minor frontage improvements will be installed along SE 128th Street as required by KCDOT.

New shielded site lighting will be installed, consisting of pole-mounted and building-mounted light fixtures. These are required for security as well as possible nighttime emergency operations. All fixtures will be screened to eliminate light and glare off-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.

15606 SE 128th Street, Renton, WA 98059 SE-11-23-5

**PARCEL A** (1123059063):

THE WEST 161 FEET OF THE NORTH 60 FEET OF THE SOUTH 390 FEET OF THE WEST 200 FEET OF

THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 23

NORTH, RANGE 5 EAST, W.M.;

TOGETHER WITH THE EAST 39 FEET OF THE NORTH 60 FEET OF THE SOUTH 390 FEET OF THE WEST 200 FEET OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M.; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**PARCEL B (1123059028):**

THE WEST 200 FEET OF THE SOUTH 330 FEET OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M.; EXCEPT THE SOUTH 130 FEET OF THE WEST 75 FEET THEREOF; AND EXCEPT THE SOUTH 42 FEET THEREOF FOR ROAD; SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**PARCEL C (1123059007) (FROM BRAY PROPERTY TITLE REPORT):**

*THE SOUTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 5 EAST, W M IN KING COUNTY, WASHINGTON;*

*EXCEPT THE WEST 161 FEET THEREOF;*

*EXCEPT THE WEST 39 FEET OF THE SOUTH 390 FEET THEREOF; EXCEPT THE EAST 290 FEET THEREOF;*

*TOGETHER WITH THE SOUTH 50 FEET OF THE NORTH HALF OF THE WEST HALF*

*OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11,*

*TOWNSHIP 23 NORTH, RANGE 5 EAST, W M , IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 161 FEET THEREOF; AND EXCEPT THE EAST 290 FEET THEREOF;*

*SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.*

*PARCEL NO. 1123059028 (FROM ASSESSOR):*

*W 200 FT OF S 330 FT OF SW 1/4 OF SE 1/4 LESS S 130 FT OF W 75 FT THOF LESS CO RD LESS C/M RGTS*

*PARCEL NO. 1123059063 (FROM ASSESSOR):*

*N 60 FT OF S 390 FT OF W 200 FT OF SE 1/4 LESS C/M RGTS*

*PARCEL NO. 1123059037 (FROM ASSESSOR):*

*W 161 FT OF SW 1/4 OF SE 1/4 LESS S 390 FT LESS N 600 FT LESS C/M RGTS*

## B. Environmental Elements

### 1. Earth Find help answering earth questions

a) General description of the site: (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other (sloped).

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

85 to 15% slopes. The elevation of the site ranges from 553 in the center to 530 in the northeastern corner.

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 (AgC), 8 to 15% slopes.

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.

Excavation and grading will be required to expand the combined wet pool and detention facility, as well as the rain gardens. Minor excavation will be necessary for the shallow building footings, for the sewer holding tank, and for the installation of water, sewer, and stormwater utilities. Minor grading will be necessary to level the site for the paved parking lot and vehicle access ways. Structural soils will be imported from local gravel pits for backfill, pipe bedding, vehicle travel surfaces, and structural base below asphalt surfaces. Amounts of fill are tbd.

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

King County requires a Temporary Erosion & Sedimentation Control Plan (TESCP), which will be provided and approved with the grading permit. The plan will be implemented to control all construction erosion. No erosion will result from the use after construction is complete.

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

40%

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

All areas drain to storm detention/treatment pond or are landscaped/planted TESCP required-see "f" above.

## 2. AIR

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 from construction activities, including dust and vehicle emissions, will be released into the air during Daily Operation after construction. District and customer vehicles will emit automobile and truck exhaust. See the attached GHG Emissions Worksheet. This is not expected to increase with the new buildings as there is no increase in staffing or trucks.

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

No

b) Proposed measures to reduce or control emissions or other impacts to air, if any.

Standard emission control devices will be utilized by construction equipment, and dust control measures will be implemented to limit dust during construction.

## 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.

No

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

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.

N/A

4. Will the proposal require surface water withdrawals or diversions? Give a 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: 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

Shallow groundwater may be withdrawn as necessary to dewater the ground where trenching for construction occurs at or below the water table. Any withdrawn water (quantity unknown) will be routed through the TESC facility to remove excess sediment and then will leave the site via the existing natural drainage course or the existing storm drainage system.

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.

None

**c. Water Runoff (including stormwater):**

- a) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be collected on-site in new catch basins and stormwater ditches and conveyed through new storm drains to a new combined wet pond/detention facility. Discharge from the detention facility will be controlled in accordance with the 2021 King County Surface Water Design Manual and will flow into an existing stormwater ditch on 156th Ave SE. Additionally, new on-site rain gardens and/or pervious pavement will be constructed and sized to mitigate impacts.

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

No

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

No

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

The existing combined wet pool/detention facility will be enlarged to provide water quality treatment and to provide flow control for water discharged from the site. Rain gardens will be constructed to provide water quality treatment and to recharge groundwater through infiltration drainage. Depending on final design decisions, a limited amount of pervious pavement may be incorporated, in lieu of portions of the rain gardens, to provide groundwater recharge through infiltration drainage.

#### 4. Plants Find help answering plants questions

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

**YES** deciduous tree: alder, maple, aspen, other

**YES** evergreen tree: fir, cedar, pine, other

**YES** shrubs

**YES** grass

**YES** 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?

Grass will be replaced with an impervious surfaces as needed, and the remainder of the area will be replanted for landscape buffers. The remaining areas will be replanted with appropriate ground cover and/or grass.

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

Not known

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

The entire site will be enhanced with new landscape buffers and planters. The new plants will be drought-tolerant species. A rain garden BMP will be implemented.

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

None

#### 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: Crows & Robins
- **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 observed on site; none known near site.

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

No

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

Does not apply; impacts not anticipated.

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

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

1. 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: lighting & power, possibly heating. Natural gas: possibly for heating or backup heating. Future plans include adding solar energy to meet the District's 100% energy needs. The Solar panels will not supply the Wells or the Water Treatment Plant.

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

No

3. 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.

Conservation features as mandated by the Washington State Energy Code (WSEC) IE are energy-efficient light fixtures, energy-efficient appliances, and CODE-required thermal insulation.

This proposal includes 100kW of solar that will be used to offset electricity use on this site.

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.

YES.

While minor, there is a potential risk from the hazards associated with machinery operation and general construction practices, spills of machine fluids, risk of fire and explosion, and other similar, normal construction hazards.

The proposal includes a battery energy storage system that includes a lithium iron phosphate cell. These units are considered incombustible but can still present a fire hazard if damaged. The battery energy storage system would be stored in a dedicated storage area to prevent mechanical damage.

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

While minor, there is a potential risk from the hazards associated with machinery operation and general construction practices, spills of machine fluids, risk of fire and explosion, and other similar, normal construction hazards.

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.

Part of this application includes the District adding a 950-square-foot water treatment plant that will house chlorine and fluoride along with chemicals used for water sampling.

4. Describe special emergency services that might be required.

While minor, there is a potential risk from the hazards associated with machinery operation and general construction practices, spills of machine fluids, risk of fire and explosion, and other similar, normal construction hazards.

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

If installed, the battery energy storage system comes with an inert gas and chemical neutralizing system that deploys in the event of a fire or damage.

b. Noise

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

None

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 equipment would be operated during normal working hours during the construction phase of this proposal unless approved otherwise by permitting agencies.

LONG-TERM:

The facility currently exists and produces noise from district vehicles M-T 7:00 am—5:00 pm. A standby generator will run periodically during normal business hours and during power outages.

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

District vehicles are to be maintained in their original condition. Construction schedules will be limited to normal working hours to reduce noise impacts on surrounding residential areas. The generator will be sound attenuated to meet noise level

ordinances. Once the new 12,950 SF Vehicle and Inventory Storage Building and Water Treatment Plant are complete, more equipment and maintenance performed inside the building should also reduce noise.

## 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.

KC Water District # 90 has offices and operations, including a utility yard; the surrounding properties are predominantly residential.

- b. Has the project site been used as farmland 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 non-forest use?

No

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.

The site is currently the District's headquarters facility site. It contains the District's existing 1,975 SF office building, 4,480 SF Operations/Garage/Shop building, utility yard with storage bins, and outdoor storage. The two adjacent parcels now owned by the District contain two residential (house and barn) structures.

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

Yes – the residential structures shall be demolished. (1 home and a barn)

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

RA-5

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

Rural Residential

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

None- does not apply.

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

No

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

15

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

Currently, the residential property is occupied by renters. There are four family members currently living in the home. The rental was conditioned on the fact that his home would be demolished in the future.

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

None needed.

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

Follow CUP, Comp Plan & zoning requirements. Provide the required landscape buffers and screens; buildings to be residential scale.

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

None

9. Housing Find help answering housing questions

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

Not applicable

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

Two middle-income housing units. This is not related to the project but occurred with the land purchase.

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

None

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?

32', CMU and metal. What views in the immediate vicinity would be altered or obstructed?

None.

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

Comply with code requirements and IE landscape buffers.

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?

Security lighting at night

- 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.

Shields as needed, directional fixtures typical, to eliminate all off-site light impacts to surrounding residential properties.

12. Recreation **Find help answering recreation questions**

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

There are two parks within 1/2 mile northeast and southwest of the project site, Coalfield and Maplewood.

- 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 – does not apply.

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.

No. The District completed FEMA's Environmental and Historic Preservation Screening Form in 2020. No properties were considered for preservation.

- 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.

None

- 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 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.

SE 128<sup>th</sup> Street; Existing private driveway to access the site.

- 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?

YES

Bus stops are located at the project site.

- 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

- 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

38: 15 employee cars, 18 District trucks, 5 customer autos. Data obtained by actual counts by District staff.

- 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.

No

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

None

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.

No

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

None

16. Utilities **Find help answering utilities questions**

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

- 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.

All of the above utilities are available from: Power and Gas provided by Puget Sound Energy, Telephone by Comcast, Water by King County Water District NO. 90, Refuse service from Republic Services, and the Sewer is the City of Renton.

Power and phone are currently overhead. They will be installed underground for the new building

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.

x 

Type name of signee: Darcey J Peterson

Position and agency/organization: General Manager, King County Water District No. 90

Date submitted: 05.05.2025