

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

1. Name of proposed project, if applicable:

White Center Ponds DR0586 Cells 2 & 3 Retrofit

2. Name of applicant:

King County Department of Natural Resources, Water and Land Resources Division

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

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4. Date checklist prepared:

March 2026

5. Agency requesting checklist:

King County Water and Land Resources Division (WLRD)

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

Construction to begin Spring/Summer 2027 and be substantially completed by March 2028. Current funding challenges may delay the project until Spring/Summer 2028.

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

King County is pursuing acquisitions of adjacent parcels at this time, but without them being secured there are no planned activities at this time.

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

A Critical Areas Report, Geotechnical Study, and Hydraulic Modeling.

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.

No

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

A King County DLS Clearing and Grading Permit, King County Critical Area Alterations Exception Permit, King County Flood Permit, King County ROW Permit, and a Department of Ecology Construction Stormwater General Permit.

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.)

The White Center Pond Retrofit Project will upgrade an aging regional stormwater facility that serves the White Center community and portions of Seattle. The project will improve water-quality treatment in Cells 2 and 3, which receive runoff from 72 acres of highly urbanized and mostly impervious land. These improvements will help reduce pollutant loads reaching Mallard Lake and Hicklin Lake, both of which experience poor water quality.

The retrofit will convert the shallow seasonal ponds into deeper permanent wet pools with increased storage and treatment capacity to remove sediment, excess nutrients, and bacteria. A pre-settling vault at the inlet will capture trash, debris and sediment to improve long-term system performance and reduce downstream impacts.

The project also includes native emergent vegetation within the ponds to support natural filtration, along with upland plantings of shrubs and trees to improve habitat and provide shade. Safety and public-access improvements will help deter illicit activities and reduce improper disposal by improving sightlines, adding pathway lighting, and completing a looped multi-use trail. These upgrades will create a more secure and accessible open space for the community while maintaining the facility's primary stormwater function.

- 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.**

The proposed project is located south of the City of Seattle limits, in unincorporated King County, Washington in Section 6, Township 23 North, Range 4 East of the Willamette Meridian. The project area consists of the White Center Pond (Cells 2 and 3) located between Southwest Roxbury Street and Southwest 100th Street in the unincorporated community of White Center (Figure 1). The project area is in the western portion of Water Resource Inventory Area 9 (Duwamish-Green), within the Salmon Creek basin. This project includes work within the existing stormwater ponds, named Cell 2 and Cell 3, which are located within parcels 797320-0790, 0623049403 and 797320-0715

Figure 1. Project Location



B.Environmental Elements

1. Earth

a. **General description of the site:**

The site is currently operating as a King County stormwater facility that was built in 1981, and last substantially maintained in 2005 through dredging. The facility consists of two large wet ponds surrounded by paved paths, stairs, and roadway. The ponds are the lowest point of the site, with no slopes on the west and south sides, and steeper slopes on the west and east sides of the ponds.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

The steepest slope is 45% grade.

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.

Two types of soil are mapped within the study area (NRCS 2021b):

1. Urban land-Alderwood complex, 12 to 35 percent slopes
2. Urban land-Alderwood complex, 5 to 12 percent slopes

Alderwood soils are deep, well-drained soils that typically occur on glacially modified hills and ridges with slopes of 8 to 15 percent (NRCS 2021c).

Alderwood soils occupy areas of historical glacial moraines and till plains, and they are derived from glacial basal till with some volcanic ash. A typical soil profile includes a 7-inch surface layer composed of a very dark grayish brown gravely sandy loam over a 14-inch layer of dark yellowish brown very gravelly sandy loam. Alderwood soil is not considered a hydric soil (NRCS 2021c).

Inclusions within the study area consist of Everett, Mckenna, and Kitsap soils, of which only Mckenna soils are considered hydric. Cell 3 soils were examined to an 18-inch depth and exhibited hydric characteristics. The top 12 inches were very dark brown silt loam with a high organic content. From 12 to 18 inches below the surface, the soils were a very dark grayish brown silt loam.

Cell 2 soils were examined to a 15-inch depth and exhibited hydric characteristics. The top 3 inches of soil were black sandy silt loam with organic content. From 3 to 9 inches below the soil surface, soils were a dark grayish brown silt loam with yellowish red redoximorphic concentrations in the matrix. From 9 to 11 inches below the surface, soils were a dark grayish brown sand with yellowish red concentrations in the matrix. From 11 to 15 inches below the surface, soils were a dark grayish brown silt loam with yellowish red redoximorphic concentrations in the matrix. No agricultural soils were mapped or observed on-site, and no agricultural land uses are located in the project vicinity.

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

The 2022 Geotechnical Engineering Report states that soils in the area have moderate to high potential for liquefaction. Liquefaction coupled with stormwater infiltration could likely produce non-stable soils.

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 total project area is 6.78 acres and the total area of excavation and fill is approximately 6.43 acres. Excavation is required to increase the water storage capacity of the two pond cells. Approximately 21,000 cubic yards of material will be removed from the site and disposed of at an appropriate facility. Fill materials will be brought to the site to create the finished grades including the pond bottoms and slopes between the existing ground level and bottom of ponds. Fill materials will consist of approximately 1800 cubic yards of till pond liner, 21CY of quarry spalls and heavy loose riprap, and 270 cubic yards of gravel borrow for pipe and pre-settling vault. The source of fill materials will be in accordance with WA state specifications and King County approved sites.

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

Erosion could occur as a result of vegetation removal, ground-disturbing activities during construction, and rerouting stormwater during construction. Seasonal weather conditions could impact the severity of erosion. A total of 6.43 acres will be disturbed in different stages during construction, for approximately 6 months. Temporary erosion and sedimentation control (TESC) Best Management Practices (BMPs), as well as permanent site restoration measures will be implemented to minimize potential erosion. Please see Section B.1.h for specific proposed measures to reduce and control construction-related erosion.

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

Approximately 4.5% of the site will be covered in new impervious surfaces in order to connect existing paved pathways. All other impervious work is replacement of existing surfaces.

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

The project will be required to meet standards of the Construction Stormwater General Permit issued by the Department of Ecology. Under this permit there will be required erosion and sediment controls guided through a Stormwater Pollution and Prevention Plan (SWPPP).

During construction, the area of ground disturbance will be minimized to the extent practicable to reduce the potential for erosion. TESC BMPs include temporary cover measures for disturbed areas, such as mulch or plastic sheeting. Construction work areas and access road will be flagged in the field prior to construction. The construction will take place in the dry season. In the event of rainfall, stormwater will be bypassed around the work area with pumps and hoses. Construction equipment shall not operate in flowing water. The temporary ESC measures must be constructed in such a manner that sediment-laden water does not enter the drainage system downstream of Cell 2 or violate applicable water quality standards. Erosion and sediment control practices shall be used in conjunction with all clearing and grading activities on the site to prevent excavated sediments from entering the drainage system. These practices may include

but are not limited to silt fences, mulching and limiting the amount of exposed soils. Additional erosion control measures may be required during the course of construction depending on site and weather conditions. Any area stripped of vegetation where no further work is anticipated for a period of 15 days shall be immediately stabilized with approved erosion control methods such as seeding, mulching, erosion control blankets, etc. Where straw mulch for temporary erosion control is required, it shall be applied at a minimum thickness of two inches. Excavators will be working on a non-woven geotextile material under at least 12 inches of quarry spalls. Additional hog fuel with a geotextile may be required in soft soils. Install sandbag cofferdam plug at the outlet of Cell 2 to prevent sediment from leaving Cell 2. Handling of poorly structured soils such as peat will be minimized. Following construction, disturbed pond slopes will be covered with topsoil and hydroseeded. These areas will be later planted with native trees and shrubs and mulched with wood chips.

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.**

Greenhouse Gas Emissions: Construction, operations, and maintenance of the site will result in greenhouse gas (GHG) emissions. Life cycle GHG emissions for the project include embodied, operational, and construction emissions that are defined as follows:

- Embodied emissions are the emissions released during the extraction, processing, and transportation of the materials used in construction.
- Construction emissions are released during project construction and primarily come from fuel burned in the equipment used to build the project elements, such as bulldozers and backhoes.
- Operational and maintenance emissions are released by vehicles and equipment at the site and during vehicular roadway travel.

The total estimated lifespan greenhouse gas emissions for the project is 829.83 metric tons of carbon dioxide equivalent (MTCO₂e), as calculated using the King County SEPA Greenhouse Gas Emissions Worksheet. See Figure 2 at the end of the checklist summarizing quantities.

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

No off-site sources of emissions or odors have been identified that may affect this proposal.

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

During construction, the contractor will implement a Fugitive Dust Control Plan. During construction, operation, and maintenance of the site, mitigation measures for project impacts to air quality and GHG emissions could include, but are not limited to, the following:

- Spraying water, when necessary, during construction operations to reduce emissions of fugitive dust.
- Covering dirt, gravel, and debris piles as needed to reduce fugitive dust and wind-blown debris.
- Covering open-bodied trucks in accordance with RCW 46.61.655, wetting materials in trucks or providing adequate space from the top of the material to the top of the truck to reduce fugitive dust emissions.
- Sweeping public roadways, when necessary, to remove mud and dirt deposits.
- Using biodiesel or ultra-low-sulfur diesel fuels for vehicles and equipment to reduce diesel exhaust emissions.
- Conservation and reuse of construction materials on-site, to reduce exhaust emissions and traffic delays.
- Enforcing the King County no-idling policy for county vehicles.

3. Water

a. Surface:

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 no surface water body on or in the immediate vicinity of the site. The project contains two constructed stormwater ponds that are part of King County's Municipal Separate Storm Sewer System (MS4). They are seasonally ponded when they receive stormwater. The nearest surface water body is Mallard lake. Flows from project areas Cell 2 and 3 flow through a pipe into cell one south of SW 100th St. Cell 1 then drains through approximately 730 feet of stormwater pipe before discharging into Mallard lake, which serves as a commercial stormwater facility. Mallard lake then has an outlet that flows through approximately 3,000 ft of stormwater pipes and two bioswale facilities before reaching Hicklin Lake. Hicklin Lake has poor water quality and is on the Washington State Department of Ecology's 303d list of impaired water bodies for Total Phosphorus and is a Water of Concern for Bacteria. During high flow events surface water is pumped to a storm drain system that is piped through the City of Burien stormwater pipes and eventually outlets into the Salmon Creek Ravine, which flows into Puget Sound.

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.**

None

- 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.**

The project is not within a mapped FEMA 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.**

Yes, discharge of stormwater from the project area is anticipated, but it will be treated. The volume of stormwater is dependent on seasonal rain patterns during construction.

b. Ground:

- 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.**

Groundwater will not be withdrawn from a well for drinking water, nor will water be discharged to groundwater for this project. Based on the Geotechnical Report, static groundwater is not expected to be encountered during project construction, thus impacts to groundwater are not anticipated. However, should water be encountered, temporary shallow groundwater well points will be installed to dewater the work area and minimize impacts to water quality. These well points locally depress the groundwater elevation during excavation to decrease water encountered within the work area; this facilitates the dewatering process and minimizes additional sediment-laden water that would otherwise require treatment. Water that meets state water quality standards will be released downstream of the construction area and will flow into Cell 1.

- 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 material will be discharged into the ground from septic tanks or other sources.

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 White Center Pond Regional Facility DR0586 collects runoff from approximately 98 acres of surrounding areas in White Center and 44 acres from the City of Seattle, for a total combined contributing area of approximately 142 acres. Cells 2 and 3 receive 72 acres of this runoff directly, while Cell 1, which is not part of this project, directly receives 70 acres of the total 142. Discharge from DR0586 flows through Mallard Lake, then through a 30-inch to 48-inch concrete pipe system and to Hicklin Lake at Dick Thurnau Park. From Hicklin Lake, surface water is pumped to a storm drain system that ultimately discharges to Salmon Creek Ravine, which flows to the Puget Sound.

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

It is unlikely, but possible, that fuel, hydraulic fluid or paving materials could drip or spill from construction machinery or staging containers during construction. Spill prevention BMPs will be implemented, and spill control materials will be on-site during construction for emergency use in accordance with an approved Spill Prevention Control and Countermeasures (SPCC) Plan. The project will also adhere to waste disposal and source control standards of the CSWGP.

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

All flow patterns of water onto and off the project area will remain unchanged. No additional runoff will result from the proposed activities, once completed. Best Management Practices will be used on the project and conditions of the local and state permits will be met during the project's activities. Runoff from the project site will be treated and controlled by using King County Road Maintenance Manual Best Management Practices to meet Washington State Water Quality Standards WA Chapter 173-201AWAC.

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

Some work areas may require dewatering during construction to minimize impacts to ground, surface, and stormwater. If needed, water will be intercepted and pumped around the work area. Sediment-laden water that does not meet water-quality standards will be discharged to a vegetated upland infiltration area or collected and hauled off-site for appropriate disposal in accordance with regulatory requirements. An optional method during construction includes excavating one cell at a time to keep one cell operational for Water Quality control. Construction and

operational measures will be used to prevent sediment from entering surface and stormwater systems. At the end of construction, the ponds will have 210,511 cubic feet volume of additional live storage and dead storage. No additional runoff will result from the proposed project and there will be no long-term negative impacts to surface, ground, runoff water or drainage patterns.

4. Plants

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

- deciduous tree: alder, maple, aspen, madrone, cottonwood, cherry, London plane**
- evergreen tree: Douglas fir, western red cedar, pine, Deodar cedar**
- shrubs: Willow species, snowberry, rose species, other**
- grass: turf**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, reed canary grass, red twig dogwood, small-fruited bulrush, common rush, hardhack, Douglas hawthorn, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation:**

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

To increase the storage capacity of stormwater Cells 2 and 3, most vegetation within the pond basins including shrubs, trees, and groundcovers will be removed. Tree islands within Cell 2 will be retained where feasible. Consistent with the significant tree requirements for development within the Urban Growth Area (K.C.C. 16.82.156), the project team prioritized avoidance and retention during design refinement. A total of 93 significant trees will be protected in place, while 47 significant trees will be removed due to essential construction needs. Noxious weeds and invasive plants will be removed and replaced with native species. To meet and exceed mitigation requirements for the significant tree code, 272 new trees will be planted on site at a replacement rate of a 5:1 ratio. This will increase the long-term canopy cover and improve habitat conditions. Native emergent aquatic plantings will be installed within the ponds to enhance water filtration and treatment performance. Native shrubs and trees will be planted in upland areas to provide habitat, shade, and improved ecological function.

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

No threatened or endangered plant species are known to be on or near the site.

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

The project footprint will be minimized to preserve existing vegetation to the extent practicable. Clearing limits and tree protection fencing will be marked on-site prior to construction to ensure only required vegetation removal occurs. After construction, impacted areas will be replanted with native trees and shrubs. Noxious weeds and invasive plant species will be controlled to promote native plant establishment.

The following landscaping measures will occur after grading is complete:

- Plant native vegetation including emergent plant species to provide water quality treatment within the cells. Approximately 82,052 groundcovers, 4,197 shrubs, and 272 trees will be planted.
- Protect sensitive plantings and access to the ponds from pedestrians by constructing a fence along the pedestrian trail and planting a hedgerow of native upland vegetation around the perimeter of the site to deter domestic pets, provide terrestrial wildlife habitat and intercept trash and urban debris before entering the water quality treatment cells.

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

Himalayan blackberry (*Rubus bifrons*), reed canarygrass (*Phalaris arundinacea*), English ivy (*Hedera helix*), English holly (*Ilex aquifolium*), field bindweed (*Convolvulus arvensis*), creeping buttercup (*Ranunculus repens*).

5. Animals

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:** American crow, American robin, chestnut-backed chickadee, red-breasted nuthatch, Hutton’s vireo, house finch, northern flicker, sharp-skinned hawk.
- **Mammals: deer, bear, elk, beaver, other:** eastern gray squirrel, domestic house cat
- **Fish: bass, salmon, trout, herring, shellfish, other:** none
- **Amphibians:** Pacific tree frog

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 project site is within the Pacific Flyway, which is a major north-south route of travel for migratory birds, extending from Alaska to Patagonia. Every year, migratory birds travel some or all this distance both in spring and in fall, following food sources, heading to breeding grounds, or travelling to overwintering sites.

The project area is not a known or mapped wildlife species corridor. White Center Ponds have a low potential to provide important habitat for wildlife because they have low interspersion of habitats, one hydroperiod, and moderate plant species richness. The wetlands are surrounded by areas of commercial and residential development and lack a connectivity to WDFW priority habitats and other functional habitats

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

The project enhances wildlife habitat while maintaining the stormwater ponds' primary water-quality function. Native emergent vegetation will be planted to improve pollutant removal and hydraulic performance, and the resulting increase in vegetation structure and habitat interspersion also benefits amphibians, songbirds, and other small wildlife species. Habitat features such as woody debris, snags, and brush piles are placed outside flow paths to avoid interference with treatment processes. The design intentionally limits large expanses of open water to discourage nuisance waterfowl while still providing seasonal habitat for aquatic species. These measures collectively support ecological function without compromising stormwater treatment effectiveness.

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

None known.

6. Energy and natural resources

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 from the White Center grid will be used to power the additional path lighting that will be installed as part of the project.

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

No, the project will not affect the potential use of solar energy by adjacent properties.

a. 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.

Measures to reduce energy use during construction will be encouraged, for example: local sourcing of materials, efficient material transport and staging, and well-organized scheduling and sequencing of the work. The lighting features will use energy efficient LED light bulbs.

7. Environmental health

- **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.**

During construction, community health could be affected by dust and vehicle exhaust. Construction activities will intermittently generate particulate matter and odors, and construction equipment will generate diesel engine exhaust. Any air-quality impacts associated with construction activities are most noticeable at sensitive land uses, such as schools or parks. Because the project site is located within a community park and near a Greenbridge community playground, extra care to avoid air-quality impacts will be required of the contractor. In addition, air-quality impacts will be short-term, occurring only while construction is in progress. BMPs will be employed to reduce fugitive dust, odors, and exhaust emissions; see Section B.2.c. for more information.

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

The site contains two large stormwater wet ponds constructed in 1981, which have served as regional stormwater treatment and detention facilities for the surrounding developed parcels. The ponds were last dredged in 2005, and since that time they have accumulated stormwater solids originating from roadways, parking areas, landscaped parcels, and commercial and residential land uses within the drainage basin. Based on the nature of long-term stormwater runoff and the contributing watershed, it is reasonable to anticipate that the pond sediments contain a mixture of common urban stormwater contaminants, including petroleum-related hydrocarbons such as PAHs from vehicle exhaust and asphalt wear; metals such as copper, zinc, lead, and cadmium from brake and tire wear, nutrients from fertilizers and organic debris; pesticides and herbicides from landscaped areas; sediment-bound bacteria and organic matter from natural sources and pet waste. During construction, a large portion of the sediment in the wet ponds will be removed and disposed of at a proper waste facility.

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.

No hazardous liquid or gas transmission pipelines are known to be in the project area.

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 construction, petroleum products will be used on-site to power construction equipment. Storage of petroleum products during construction will occur at least 100 feet from the wetlands, and in accordance with the approved SPCC Plan. At completion of the project, toxic or hazardous chemicals will not be stored, used, or produced at the project site.

4. Describe special emergency services that might be required.

The need for special emergency services is not anticipated.

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

During construction, the contractor will implement a King County-approved SPCC including the use of BMPs during construction to minimize the potential for hazardous spills from fuels and materials used on-site. Spill control and cleanup kits will be available on-site to be used in the rare event of a spill. Worker health and safety will be addressed as required by Washington State and federal regulations. Waste material generated from construction will be properly managed and disposed of at permitted facilities.

The Contractor will be required to implement a King County-approved Fugitive Dust Control Plan. The plan will include use of BMPs to minimize the amount of particulate matter or dust generated during construction.

All work will be in accordance with OSHA and WSHA regulations, confined space regulations in WAC 296-62-145 Part M, and other applicable regulations.

b. Noise

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

The primary noise source at the project site is SW Roxbury street, which borders the project area to the north and is a major arterial for personal vehicle, truck, and bus traffic. Noise is not anticipated to affect the project construction.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

Construction will create noise on a short-term basis. This noise will be generated from the various types of construction equipment and activities; for example, truck traffic hauling materials to and from the site, excavation and material-moving equipment such as backhoes and bulldozers, soil compaction, pumps and hand-held equipment such as chain saws.

Construction will occur in accordance with King County Code 12.86, which allows typical construction equipment operation between 7am and 7pm weekdays and 9am and 7pm on weekends. Heavy equipment construction activities are expected to last for approximately 6 months. Lighting installation and planting installation activities are anticipated to cause much less noise and are expected to last for approximately 5 months.

Following construction, noise is expected to return to existing conditions. The project will not generate on-going noise.

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

Standard mufflers will be used on all construction equipment. The construction crew will work during hours allowed in the King County Code and permit conditions.

8. Land and shoreline use

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 is currently operated as a King County regional stormwater treatment facility (Facility ID DR0586) and functions as part of the County's Municipal Separate Storm Sewer System (MS4). The MS4 conveys stormwater runoff and is regulated under the Western Washington Phase I Municipal Stormwater Permit administered by the Washington State Department of Ecology. Under this permit, local governments must manage stormwater in compliance with the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES) to prevent water quality impacts to downstream receiving waters.

Stormwater infrastructure has been present at the White Center Ponds site since at least 1943. The existing stormwater ponds were constructed in 1981, when the site was cleared and graded. The most recent major maintenance of Cells 2 and 3 occurred in 2005, when the ponds were dredged to maintain compliance with NPDES Phase I permit performance standards. Since 2005, substantial dredging maintenance has been deferred due to project cost, which is an allowable exemption under the Phase I permit. As a result of deferred dredging maintenance, unmanaged vegetation established within the pond basins, and portions of the facility developed wetland-like characteristics. Although these areas exhibit some wetland attributes, they are not defined as wetlands because they occur within a constructed regional stormwater facility designed and operated for stormwater treatment.

Over time, pedestrian access features—including a bridge between the two cells, stairs, and a ramp connecting to the Greenbridge housing development—have been added to support public access and circulation across the facility.

Adjacent land uses include single family residential properties and public roadways. The proposed project will not alter existing land uses on or adjacent to the site.

- 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 non-forest use?**

There are no agricultural areas or working forest lands within or adjacent to the project area.

- **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, the proposal will not affect or be affected by working farms or forest land.

- a. Describe any structures on the site.**

Current structures within the project limits include stormwater drainage pipes ranging from 12" to 36", a box culvert with baffle wall, birdcage flow control structure, paved pedestrian path and ADA ramp, gravel pedestrian path, overhead lights and light poles, chain link fencing surrounding portions of the ponds, and a split rail fence around portions of the ponds.

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

An existing split rail and chain link fences will be removed. A portion of the ADA ramp will be removed to connect the paved paths. A portion of the northern inlet 36" pipe will be removed to place the pre-settling vault

- c. What is the current zoning classification of the site?**

The project area is within the urban growth boundary in an area zoned as R6: residential area with 6 dwelling units per acre. A portion of Cell 2 is within R-24.

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

According to the King County Comprehensive Plan (2024), the project is within the King County Open Space System.

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

Not applicable.

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

Two critical areas occur within the study area. There is a critical aquifer recharge area and a seismic hazard area. Liquefaction susceptibility is mapped to be “moderate to high” in the western half of the study area, and “very low” in the eastern half of the study area.

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

None.

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

None.

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

Not applicable.

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

The proposal will maintain the site as a stormwater facility and community open space. The pond footprints will be increased to increase storage capacity which will make a small portion of the site less accessible to human access. The current site ecology is heavily impacted by noxious weeds and the lack of sightlines through dense vegetation discourages some potential users and encourages undesirable activity. This proposal includes restoration activities in the form of noxious weed control and replanting with native species along with pedestrian access points. The natural setting will allow for passive recreation, birding and walking opportunities. The design will be closely coordinated with the project neighbors and greater White Center community to create a space for maximum community use and benefit. The project requires land use permitting from King County DLS to further ensure the project is compatible with existing and projected land uses and plans.

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

Neither forest land nor agricultural activities will be affected by the proposal.

9. Housing

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

No housing units will be provided by the project.

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

No housing units will be eliminated by the project.

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

There will be no housing impacts caused by the project.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The light poles will be the tallest structures upon project completion, measuring approximately 15 feet.

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

No views will be obstructed by proposed project activities. Surrounding residents may be able to see more clearly into the project area after construction due to invasive species plant management and some removal of trees described in the plant section.

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

The proposal will improve aesthetics on site by removing invasive plants, replanting appropriate native species, and improving site lines which will help deter dumping, vandalism, and undesirable activities which generate trash. The new design will also be easier to maintain, which will help preserve the aesthetic benefits.

11. Light and glare

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

The project will use outdoor walkway lighting mounted at approximately 12 feet. The County-standard fixture is designed to minimize glare; all illumination is directed downward toward the walking path. When viewed directly, the fixture appears dark, as no light is emitted outward or upward. These fixtures are specifically engineered to avoid creating excessive brightness or “light bomb” effects. The lights will operate from dusk to dawn.

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

No. Light will not “blind” or interfere with drivers.

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

None are known.

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

Light fixtures will be equipped with house side shields to limit light spill toward adjacent residential properties. If any fixture produces unintended glare toward nearby homes, these shields can be installed or adjusted to block light directed toward residential windows. If monitoring indicates excessive light spill or light pollution onto the pond surface, the shields will also be used to minimize illumination of the water and reduce overall light impacts on the facility.

12. Recreation

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

The project site is currently used as a neighborhood green space and passive recreation area for walking and running but is underused due to safety concerns around a lack of sight lines and illegal activities.

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

The project proposal will preserve and improve recreational use by improving access, safety, aesthetics and wildlife habitat.

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

During construction the project site will be temporarily closed to public access for safety reasons. However, the completed project will improve recreation opportunities for the community.

13. Historic and cultural preservation

- 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, there are no known buildings, structures, or sites on or near the project area that are listed or eligible for listing on historic registers.

- 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.**

A desktop review and assessment were completed by King County Historic Preservation Program staff archaeologists. King County reached out to affected tribes and received two comments that concurred with King County's Historic Preservation Program's recommendation for the project to proceed under the implementation of an Inadvertent Discovery Plan (IDP). No other comments were received.

- 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.**

An Inadvertent Discovery Plan will be prepared and in place during construction. If resources are identified during construction, then work in the vicinity of the identified resources will cease and the HPP will be notified immediately. Work will not be allowed to resume at the site in the vicinity of the identified resources until appropriate archaeological investigations are completed.

14. Transportation

- 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 is accessible from SW Roxbury St from to north, SW 100th St to the south, 12th Ave SW to the W and 11th Ave SW as well as SW 97th St (via Greenbridge) to the East.

- 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 project is directly served by a King County Metro bus stop on SW Roxbury St with connections to Beacon Hill (route 60), West Seattle (route 128) and peak service to Downtown Seattle (route 113). Nearby stops (within ½ mile) also provide connections to Tukwila/West Seattle (route 128), Burien/Downtown Seattle (route 131/132 and 120) and Sound Transit West Seattle/Bellevue (route 560).

- 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, the proposal does not require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities including driveways.

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

No, the project will not use water, rail, or air transportation and is not in the immediate vicinity of these transportation options.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?**

A parking study is being conducted and will be completed in April 2026. This parking study will estimate vehicular trips per day. The additional vehicular trips for this completed project are anticipated to be low. Current use of the site is mostly generated by walking pedestrians by neighboring communities. Completing the loop trail is intended to draw more pedestrian use, but not more vehicle traffic to the site.

- 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, the proposal will not affect or be affected by movement of agricultural or forestry products.

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

No proposed measures will be needed because the proposal will not impact on-road transportation; however, as described in Section B.12.c, walking through the project site will be restricted during construction. The site will be enclosed with safety fence and pedestrians will need to find alternative routes between SW 97th St (Greenbridge) and 12th Ave SW. The site closure will be minimized in duration to reduce community impacts.

15. Public services

- 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 increased needs for public services will result from the proposal.

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

No proposed measures will be needed because there will be no direct impacts on public services.

16. Utilities

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

An existing sewer line owned by Southwest Suburban Sewer District runs through the project area, which will limit the expansion of cell 3. Existing light poles on site are connected to electricity.

- 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.**

Lighting is proposed; Seattle City Light will be the provider. Installation of light poles and overhead lights are proposed during construction.

C. Signature

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 Signed by:
Allison Cook 3/30/2026
2C5E098B3873436...

Type name of signee: Allison Cook

Position and agency/organization: Senior Ecologist, King County Water and Land Resources Division

Date submitted: 3/30/2026

Greenhouse Gas (GHG) Emissions Worksheet			
Project Name: White Center Pond Cell 2 and Cell 3 Retrofit			
Project Manager: Allison Cook			
Assessment Completed by: Ayalew Alemneh			
Date of completion: 3/17/2026			
Project Description: Excavation of ~25'000CY to retrofit existing stormwater ponds			
Construction-related Greenhouse Gas Emissions			
		Pounds	Metric tons
Emissions from fuel-burning activities (in CO2e):		844897.45	383.347
Emissions from embedded materials (in CO2e):		812433.95	368.618
Emissions resulting from site impacts (in CO2e):		171613.36	77.8645011
Total Emissions (in CO2e):		1828944.76	829.83
Project-Related Carbon Sequestration			
		Pounds	Metric tons
Total Carbon Sequestration 35 years after planting:		185351.84	84.097931

Figure 2. Greenhouse Gas Emissions Calculator