



FOR STAFF USE ONLY	
Application Number:	<u>2015-SEPA-0009</u>
Application Date:	<u>12/10/2016</u>
Amount Received:	<u>\$977.50</u>
Receipt Number:	<u>157603</u>

SEPA APPLICATION CHECK LIST

The State Environmental Policy Act (SEPA) chapter 43.21C RCW requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact system (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identifies impacts from your proposal (and if possible to reduce or avoid impacts from the proposal) and to help the agency decide whether an EIS is required.

Property Owner: Pacific Ridge - DRH, LLC Contact No: 425-438-8444

Property Address: 4408 NE 189th Place, Lake Forest Park, WA 98155

Parcel Number: 4022904990; 4022904996; 4022905032; 4022905034; 4022905036

Contractor/Representative: Wayne Nelsen Contact No: 425-438-8444

FEES MUST BE PAID AT THE TIME OF APPLICATION

<input type="checkbox"/> Application fee	\$ 750.00
<input type="checkbox"/> Signage fee	\$ 200.00 + \$25 if add'l posting is required
Total due:	\$ <u>997.50</u>

+ 5% tech fee

Please complete the attached checklist and submit to:

City of Lake Forest Park, City Hall
17425 Ballinger Way
Lake Forest Park, WA 98155
Attn: Planning and Building Department

For further information, please contact the City of Lake Forest Park, Planning Department: 206-368-5440 x 122

WAC 197-11-960 Environmental checklist

The State Environmental Policy Act (SEPA) chapter 43.21C RCW requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for application:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known or give the best description you can.

You must answer each question accurately and carefully to be best of your knowledge. In most cases you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals even though questions may be answered "does not apply." In addition, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Proposed Project:
Construction of five single family residences on five existing vacant parcels.

2. Date checklist prepared: 12/10/2015

3. Agency requesting checklist: City of Lake Forest Park

4. Proposed timing or schedule (including phasing, if applicable): Start March 2016 - Finish Nov. 2016

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

No additional activities are known or proposed.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
A geotechnical report, arborist report and storm drainage and TESC plan / report have been prepared and included with the application materials for each lot.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

None known
10. List any government approvals or permits that will be needed or your proposal, if known:
Building Permit, Grading And Drainage Permit, Retaining Wall, Tree Removal, Utility Permits and Height Variance (variance applies to Lot 3 only).
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 proposal is for the construction of five single family residences to be located on Lots 1 and 4 of King County Short Plat No. 587021 and Lots 2, 3 and 4 of King County Short Plat No. 587022. All off-site infrastructure is existing, including paved private roadway, stormwater facilities and underground utilities. On-site work will include site clearing and grading, foundation excavation, driveway construction, stormwater retention and connection to existing utilities.

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 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. While you should submit any planes required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The lots are located on NE 189th PI (private road) and accessed from 45th PI NE. Individual addresses of the respective short plats are: Lot 1 - 4432 and Lot 2 (aka Lot 5) - 4408; Lot 2 - 4427, Lot 3 - 4411 and Lot 4 - 4405.

Please refer to the attached legal descriptions and site plan.

B. Environmental Elements

Earth

- a. General description of the site

- Flat,
 Rolling,
 Hilly
 Steep slopes,
 Mountainous,
 Other

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

Slopes vary between the lots, with the steepest occurring on the western portion of the site at approximately 40%.

- 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 prime farmland.

The site generally consists of dense silty sand with gravel glacial till deposits. Please also refer to the geotechnical reports prepared by Earth Solutions NW for a detailed description of the soil types.

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

None known or observed.

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

The building sites would be cleared, graded, and compacted as necessary to achieve proper grade transition, drainage, and structural stability. Net fill and grade quantities are as follows: Lot 1 - 1,152 CY cut; Lot 2 - 145 CY fill; Lot 3 - 853 CY fill; Lot 4 - 3,123 CY cut; and Lot 5 - 2,326 CY cut. All fill material will be generated from on site excavation and all excess cut material will be exported off site.

- f. Could erosion occur as a result of clearing, construction or use? If yes, please describe.

During construction, the potential for increased erosion would be present. However, a Temporary Erosion and Sediment Control Plans (TESCP) have been prepared for each lot and Best Management Practices will be employed prior, during and after all site disturbing activities.

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

Impervious surfaces range between 25% and 35% on each lot and include roofs, driveways, walkways and patios.

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

As stated above, TESC's have been prepared and Best Management Practices will be employed prior, during and after all site disturbing activities. Temporary measures may include, but not limited to, sedimentation ponds, filter fences, and diversion swales; permanent measures could include landscaping, piping and armoring of outfall areas.

Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, describe and give approximate quantities if known.

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principal source of pollution would be exhaust from vehicular traffic.

- b. Are there any of-site sources of emissions or odor that may affect your proposal?
Yes No If yes, describe.

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

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the Washington State Department of Licensing.

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, salt water, lakes, ponds, wetlands)?

Yes No If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters?

Yes No If yes, please describe and attach available plans.

3. Estimate the amount of fill and dredge material that would be placed 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?
Yes No If yes, give general description, purpose and approximate quantities if known.

5. Does the proposal lie within a 100- year floodplain?
Yes No If yes, note location on site plan.

6. Does the proposal involve any discharges of waste materials to surface waters?
Yes No If yes, describe the type of waste and anticipated volume of discharge.
Individual stormwater facilities will be constructed for each lot and any overflow will be discharged to the existing stormwater detention vault. Please see the combined site plan and individual drainage plans for specific grading and drainage details.
Lot 1 - infiltration trench; Lot 2 - rain garden; Lot 3 - rain garden; Lot 4 - rain garden; and Lot 5 - rain garden.

b. Ground

1. Will groundwater be withdrawn or will water be discharged to groundwater?
Yes No If yes, give general description, purpose and approximate quantities if known.
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e., 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 to be served by the system or systems.

None

c. Water runoff (including storm water):

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.
Through the construction of residences, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by building roofs, driveways and walkways. This water would be collected by the storm drainage system and directed to on site facilities prior to discharge in accordance with City standards.

2. Could waste materials enter ground or surface waters?
Yes No if yes, describe

- d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:
Temporary erosion control devices would be installed during construction. After construction, storm water runoff will be collected and directed to detention/ retention facilities by the storm drainage system.

Plants

- a. Check or circle 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
 Wet soil plants: cattail, buttercup, bulrush, skunk cabbage,
 Water plants: water lily, eelgrass, milfoil
 Other
- b. What kind and amount of vegetation will be removed or altered?
Existing vegetation would be removed as necessary for building construction.
An Arborist Review Report has been prepared and submitted to the City and identifies all significant trees to be removed.

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

None Known

- d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any:
Site landscaping would be incorporated with home construction and would include general landscaping associated with single family residences.

Animals

a. Check or circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other
- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other

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

None known

c. Is the site part of a migration route?
Yes No If yes, please explain

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

None proposed or necessary.

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.

Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other miscellaneous household purposes. Passive solar gain would be secondary sources of heat.

b. Would your project affect the potential use of solar energy by adjacent properties?
Yes No If yes, please describe:

- 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:

New construction will meet or exceed all applicable provisions of the Washington State Energy Code. The inclusion of additional energy conservation measures would be per the energy code and the discretion of individual residents.

Environmental Health

- 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?

Yes No If yes, describe:

1. Describe special emergency services that may be required.

None

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

None

b. Noise

1. What types of noise exist in the area which may affect your project (i.e., 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 long term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from this site.

Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

3. Proposed measures to reduce or control noise impacts, if any:
Standard soundproofing materials would be used in the construction of residences. Use of proper muffling devices and limitation of construction to normal waking hours would minimize construction-related noise.

Land and Shoreline use

- a. What is the current use of the site and adjacent properties?

The subject property and adjacent properties are either vacant or contain existing single family residences.

- b. Has the site been used for agriculture?

Yes No if yes, please describe:

- c. Describe any structures on the site:

None

- d. Will any structures be demolished? Yes No

If yes, what?

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

RS 9600

- e. What is the current Comprehensive Plan designation of the site?

Single Family Residential, Mod / High

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 an "environmentally sensitive" area?
Yes No If yes, please specify:

Isolated steep slope (40%) hazard areas have been identified on western most portions of the site.

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

Approximately 15 people or three per residence would reside in the finished homes.

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

None proposed or necessary.

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

The proposed residence will be constructed in full compliance with all applicable regulatory codes, policies and standards.

Housing

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

Five middle income units are proposed.

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

None

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

None proposed or necessary.

Aesthetics

- a. What is the tallest height of any proposed structure or structures, not including Antennas? What is the principal exterior building material or materials proposed?
The tallest height of all proposed homes, with the exception of Lot 3, will be per the zoning code, which is 30 feet. A height variance is proposed for Lot 3, which would allow a maximum height of approximately 33 feet. Exterior building materials are expected to be wood, concrete or similar type products.
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Both the interior and exterior of the homes will be constructed with craftsmanship quality.

Possible variance request has been rescinded if

Light and Glare

- a. What type of light and glare will the proposal produce? What time of day would it mainly occur?
The proposal would produce light from automobile headlights, street lighting and home lighting, primarily at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not to our knowledge, and night lighting would actually promote project safety.
- c. What existing off-site sources of light or glare may affect your proposal?
None known
- d. Proposed measures to reduce or control light and glare impacts, if any?
Exterior lighting should be shielded, hooded and directed downward so as not to spill onto adjacent properties.

Recreation

- a. What designated and informal recreational opportunities are in the immediate area?
Horizon View Park and Lyon Creek Waterfront Park are within 1.5 miles and Lake Forest Park Elementary is within 1/2 mile.
- b. Would the proposed project displace any existing recreational uses?
Yes No If yes please describe:
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, in any:
None proposed or necessary.

Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, the national state or local preservation registers known to be on or next to the site?
Yes No If yes, generally describe:
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.
None known
- c. Proposed measures to reduce or control impacts, if any:
None proposed or necessary.

Transportation

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on the site plans, if any.

The lots are accessed from NE 189th Place via 45th Place NE.

b.

Is the site currently served by public transit? Yes No
If not, what is the approximate distance to the nearest transit stop?

- c. How many parking spaces would the completed project have? 3 per SFR
How many would the project eliminate? 0

- d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? Yes No If yes, generally describe (indicate whether public or private).

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation: Yes No If yes, generally describe.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Each residence will create approximately 9 trips per day, with 1 trip being part of the am peak, and another trip as part of the pm peak.

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

None proposed or necessary.

Public Services

- a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)?
 Yes No if yes, generally describe:

- a. Proposed measures to reduce or control direct impacts on public services, if any:
 None proposed or necessary.

Utilities

- a. Check utilities currently available at the site:

- Electricity
- Natural gas
- Water
- Refuse service
- Telephone
- Sanitary sewer
- Septic system
- Other _____

- 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.
 No additional utilities are projected to be needed beyond those already in place, which include the following: Water - Lake Forest Park Water Dist; Sewer - Northshore Utility Dist.; Power / Gas - PSE.

Signature

I certify (or declare) under penalty of perjury under the laws of the State of Washington that 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.

wanelsen@drhorton.com

Digitally signed by wane@drhorton.com
DN: cn=wane@drhorton.com
Date: 2015.12.10 05:03:54 -0700

Signature

December 10, 2015

Date submitted

Contact: Ande Flower, Assistant Planner, 206-957-2832 Email: aflower@ci.lakeforest-park.wa.us

