



FOR STAFF USE ONLY

Application Number: _____

Application Date: _____

Amount Received: _____

Receipt Number: _____

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: 14727 Investments LLC Contact No: 206.227.1522

Property Address: 14727 35th Ave NE, Lake Forest Park, WA, 98155

Parcel Number: 156810 -0670

Contractor/Representative: FORZAH1874CO Contact No: 206.227.1522

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:	\$ _____

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: CONSTRUCT 5-STORY MIXED-USE BUILDING; 1ST STORY PARKING GARAGE
2ND-5TH STORY RESIDENTIAL UNITS, OFFICE IS ON 2ND FLOOR
2. Date checklist prepared: 05/20/2015
3. Agency requesting checklist: CITY OF LAKE FOREST PARK
4. Proposed timing or schedule (including phasing, if applicable): START CONSTRUCTION ON OCT. 2015
7. Do you have any plans for future additions, expansion or further activity related to or connected with proposal? If yes, please explain.

NO.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

NO.
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 or your proposal, if known:

NO.
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).
TOTAL S.F. OF THE LOT IS 8,711 S.F.
TOTAL # OF RESIDENTIAL UNITS: 16 UNITS
TOTAL # OF PARKING STALLS: 22 STALLS
TOTAL S.F. OF OFFICE: 500 S.F.

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.

14727 35th Ave NE. Lake Forest Park ,WA, 98155

PARCEL # 156810-0670

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)?

The site is generally flat, but there is one rise on the property approximately midline of the property with a 18% slope.

- 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.

Vashon till soil, please see detail in attached Geo-tech report.

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

No.

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

The extent of grading will be Min. w/ approximately 50 cubic yards excavated for footings.

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

The erosion hazard of the site soils is low over most of the site. Special consideration will be taken for monitoring soil movement and any change in soil conditions due to the time of construction. We will meet the current Ecology requirements with a properly developed, constructed, and maintained erosion control plan that is consistent with the City of Lake Forest Park standards and best management erosion control practices.

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

96%

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

Using Best management Practices and combination of structural and vegetative practices we will control erosion and sedimentation from construction activities by:

1. Minimizing the potential sources of sediment from the outset by limiting the extent and duration of land disturbance, and protecting surfaces once they are exposed. 2. Controlling the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows. 3. Retaining sediment that is picked up on the project site through the use of sediment-capturing devices.

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.

No significant emissions that exceed the ordinary level of 5-story condo construction. Because the projects are so small and limited there should be no noticeable degradation of air quality.

- b. Are there any of-site sources of emissions or odor that may affect your proposal?

Yes No If yes, describe.

No.

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

Using well-maintained equipment can reduce exhaust emissions from construction equipment and vehicles. Dust that is generated during the construction period will be controlled by spraying water on the site during weather conditions. If water is utilized to control dust, care will be taken to provide suitable erosion controls to prevent the water from entraining sediments and transporting them off-site.

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.

No.

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.

No.

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.

No.

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

No.

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.

No.

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.

No.

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.

No.

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.

Precipitation is the primary source of surface runoff. Runoff will be collected from the roof by gutters and conveyed by buried plastic pipes to discharge to underground detention vault prior to the public storm drain.

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

No.

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

Surface runoff will be captured and collected in catch basins and groundwater intercepted by footing drain from which both water will be conveyed by buried pipes to discharge to underground detention vault prior to the public storm drain.

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?

All the trees on site will be removed.

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

No.

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

Landscaping will be typical for this project. Please refer to the Landscape Plan for details of species and quantities.

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.

No.

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

No.

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

None.

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 will be used for space heating, lighting, water heating, appliances, and general energy use.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Washington State energy codes will be met for this project. High-efficiency heaters and are proposed. Windows and doors will meet the U-value requirements.

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:

No.

1. Describe special emergency services that may be required.

No.

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

No.

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.

Construction equipment will create short-term noise. This would only be during the working hours of construction. equipment, such as truck mufflers, will be kept in good working order to mitigate the construction noise.

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

Equipment will be kept in working order and approved work hours will be adhered to.

Land and Shoreline use

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

The current use is single family residential and would be 16 condo units.

- b. Has the site been used for agriculture?
Yes No if yes, please describe:

No.

- c. Describe any structures on the site:

An abandoned single family house.

- d. Will any structures be demolished? Yes No
If yes, what?

Yes. The existing house will be demolished and replaced with the new construction.

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

SG-C

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

SG-C

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:

No.

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

16 dwelling units with estimated 40 residents. About 10 people would work in the 500 S.F. of office.

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

No.

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

N.A.

Housing

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

16 high to middle - income units.

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

No.

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

None are proposed.

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 maximum height of the structure is 55'-0". The principal exterior building materials are fiber-cement panels and lap sidings.

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

None.

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

Following the City's design guidelines to use modulation to avoid large mass of flat walls

Light and Glare

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

None.

- 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?

No.

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

No.

Recreation

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

No.

- b. Would the proposed project displace any existing recreational uses?

Yes No If yes please describe:

No.

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

None.

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:

No.

- 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.

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.

Access to the site is from 35th Ave NE and NE 148th St.

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

The closet bus stop is on Bothell way NE 1000 feet south of the site.

- c. How many parking spaces would the completed project have? 22
How many would the project eliminate? 2

- 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).

No.

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

No.

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

The project is estimated to generate 44 daily trips with peak hours from 7am to 9am, and from 4pm to 7pm, M - F.

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

Measures will be taken to ensure workers to park and mobilize their vehicles for construction activities during the day hours allowed. Site entrance is located at 35th Ave NE. On-site frontage improvements will comply with the City of Lake Forest Road Standards.

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:

No. The project is unlikely to result in an increased need for police protection, schools, and other public services.

- a. Proposed measures to reduce or control direct impacts on public services, if any:
No measures will be 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.

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.

Signature

Date submitted

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