

REVISED 3/23/18

EXHIBIT # 16.1



FOR STAFF USE ONLY

Application Number: 2017-SEPA-0006

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: NORTH CITY HOMESITES LLC Contact No: (206) 920 2830

Property Address: 3030 NE 200TH

Parcel Number: 4022900741

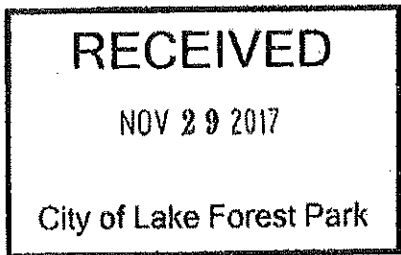
Contractor/Representative: BRIAN HUBERGER Contact No: (206) 920 2830

#### 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



*[Handwritten signatures and initials]*

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

**EXHIBIT # 16-2**

**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.

EXHIBIT # 16-3

A. Background

- THREE DUPLEXES & ONE SINGLE-FAMILY RESIDENCE
1. Proposed Project: BUILD (7) ~~CLUSTER HOMES~~ UNDER THE CONSERVATION CLUSTER HOUSING ORDINANCE 18.54.042
  2. Date checklist prepared: ~~11/20/17~~ REVISED 3/23/18
  3. Agency requesting checklist: ~~LAKE FOREST~~ CITY OF LAKE FOREST PARK
  4. Proposed timing or schedule (including phasing, if applicable): ~~MARCH 1, 2018 - DEC. 1, 2018~~  
TBD
  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:  
THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SITE
  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). AS ABOVE  
BUILD (7) ~~CLUSTER HOMES~~ ON A 25,250 SF LOT WITH AN UNDERLYING ZONING CLASSIFICATION OF RS 7-2 (ALLOWING) (3) SINGLE FAMILY HOMES UNDER TYPICAL DEVELOP. MODEL

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

3030 NE 200TH ST, LAKE FOREST PARK WA 98155  
(SEE ATTACHED 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)?

~~10%~~ 6 percent

- 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.

GLACIAL TILL: BROWN, SILTY SAND WITH OCCASIONAL GRAVEL. FINE TO MEDIUM GRAINED, BECOMES DENSE AT 2' DEPTH

- 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.

EXCAVATION FOR DETENTION VAULT (40x24x7) = 280 YDS;  
(7) FOUNDATIONS (20x30x2) = 350 YDS; UTILITY TRENCHES  
SEWER, STORM, WATER, POWER & GAS (10x180x3) = 200 YDS

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

NO

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

~~40%~~ 40% TOTAL LOT SIZE 25,249 SF  
IMPERVIOUS SURFACE ~~10,600 SF~~  
10,099 SF

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

STORM DRAIN CONVEYANCE SYSTEM DESIGNED BY CIVIL ENGINEER, INCLUDES DISTRIBUTION VAULT & WATER QUALITY CONTROL STRUCTURES PER 2016 KING COUNTY STANDARDS

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.

NONE

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:

NO

**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.

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.

ALL STORM WATER FROM IMPERVIOUS SURFACE AREAS  
& STRUCTURES  
~~(7) 4-10-11~~ WALKWAYS & DESIGNATED  
PARKING AREAS WILL <sup>6</sup> BE FLOW THROUGH DETENTION VAULT  
& CONTROL STRUCTURES INTO EXISTING LAKE FOREST  
PARK ~~CANALIZATION~~ SYSTEM.  
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:

STORM WATER CONTROL DESIGNED BY CIVIL ENGINEER  
FOLLOWING THE MECHANICAL INFORMATION REPORTS  
REQUIREMENTS PER THE 2016 KING COUNTY  
SURFACE WATER DESIGN MANUAL & CITY OF LFP

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?

THE SITE HAS MANY MATURE TREES, MANY HAVE NOT  
BEEN CARED FOR. SEVERAL TREES HAVE ADVANCED DECAY  
OR OVER CROWDED. LARGE AREA OF THE YARD DOMINATED  
BY INVASIVE ENGLISH LAUREL. A NEW IMPROVED LANDSCAPE  
PLAN WILL BE PROVIDED BY LANDSCAPE ARCHITECT

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

NONE

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

NEW NATIVE TREES & SHRUBS WILL BE PLANTED WITH ADEQUATE  
SPACING DESIGNED BY LANDSCAPE ARCHITECT TO MEET  
CITY OF LFP STANDARDS FOR TYPE IV & TYPE II  
LANDSCAPE REQUIREMENTS FOR CLUSTER HOUSING DEVELOPS

*Animals*

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

THERE ARE NO ENDANGERED SPECIES  
KNOWN TO BE ON OR NEAR THE SITE

- 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.

THE BUILDING LISTED ABOVE  
(7) ~~95037 HEATED AREA CLUSTERS~~ WILL BE  
EQUIPPED WITH GAS ON DEMAND HOT WATER HEATERS  
AND ELECTRIC HEAT PUMPS.

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

NO



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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:

THE CLUSTER HOMES WILL EXCEED CURRENT ~~ENERGY~~ ENERGY CODE REQUIREMENTS; ON DEMAND ~~HUMIDITY~~ DUCTLESS FUJITSU MINI SPLIT SYSTEM <sup>WILL</sup> PROVIDE ENERGY EFFICIENT HEATING & COOLING ~~WITH FLEXIBLE TEMPERATURE CONTROL~~ TEMPERATURE CONTROL. ~~NSNL~~

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:

AN ASBESTOS ~~AND~~ LEAD PAINT SURVEY WILL BE ~~REQUIRED~~ REQUIRED. IF PRESENT, WILL BE REMOVED BY A CERTIFIED ABATEMENT CONTRACTOR

1. Describe special emergency services that may be required.

~~HERE~~ FIRE SPRINKLERS

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.

TYPICAL CONSTRUCTION NOISE FOR RESIDENTIAL DEVELOP.  
THE DURATION OF THE PROJECT WILL BE 9 MONTHS ONLY  
WORK WILL OCCUR BETWEEN 7AM-7PM MON-FRI.  
9AM-4PM SAT, NO SUNDAYS

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

TYPICAL CONSTRUCTION NOISE BETWEEN HOURS ALLOWED BY THE CITY OF LFP.

*Land and Shoreline use*

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

SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD  
SINGLE FAMILY RESIDENCE ON THE PROPERTY  
TO BE REMOVED

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

NO

c. Describe any structures on the site:

ONE 1500 SF SINGLE FAMILY RESIDENCE WITH  
DETACHED 2-CAR GARAGE

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

YES, HOUSE & DETACHED GARAGE

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

R 7-2

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

RESIDENTIAL INFILL POLICY H-15 PROMOTE RESIDENTIAL  
CLUSTERING AS A MEANS TO PROTECT ~~ENVIRONMENT~~  
OPEN SPACE AND ENCOURAGE INFILL DEVELOPMENT

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

NOT APPLICABLE

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?

14 (2 PER UNIT)

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

~~CLUSTER HOUSING~~ <sup>NO MORE</sup> CLUSTER HOUSING WILL CREATE <sup>MORE</sup> OPPORTUNITIES FOR ~~THE~~ PEOPLE TO LIVE IN LAKE FOREST PARK - PROVIDING MORE EQUITABLE ACCESS TO HOUSING FOR ~~THE~~ A MORE DIVERSE COMMUNITY.

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

~~CLUSTER HOUSING~~ CLUSTER HOUSING HELPS TO ENSURE THAT LFP HAS SUFFICIENT QTY AND VARIETY OF HOUSING TYPES TO MEET PROJECTED GROWTH & NEEDS OF THE COMMUNITY

Housing

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

(7) UNITS TO HIGH INCOME ~~7 UNITS~~ FOR MIDDLE INCOME; SINGLES OR YOUNG FAMILIES, "EMPTY NESTERS" THAT WOULD LIKE TO DOWNSIZE AND REMAIN IN THE COMMUNITY

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

~~ONE~~ ONE HIGH INCOME OPPORTUNITY TO OWN ONE HOUSE ON A LARGE LOT. ~~THREE~~

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

50% OF THE PROPERTY ~~WILL~~ WILL BE DEDICATED AS A CONSERVATION EASEMENT - PRESERVING OPEN SPACE. CLUSTER HOUSES WILL BE DESIGNED TO SUIT NEIGHBORHOOD. MORE TREES, LESS CONC.

*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 CLUSTER HOUSES ARE 25' FROM FINISHED GRADE (AVG) TO THE PEAK OF THE ROOF. BUILDING MATERIALS ARE SIMILAR TO THE SURROUNDING SINGLE FAMILY HOMES TO MAINTAIN THE CHARACTER OF THE NEIGHBORHOOD

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

NO VIEWS WOULD BE ALTERED OR OBSTRUCTED

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

THE STRUCTURES & LANDSCAPING WILL BE THOUGHTFULLY DESIGNED TO SUIT THE ~~EXISTING~~ NEIGHBORHOOD. ~~WE WOULD~~ LANDSCAPE SCREENING WILL HELP BUFFER

\* Light and Glare THE DEVELOPMENT FROM THE STREET AND PRESERVE THE NATURAL SETTING.

- 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?

NONE

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

NOT APPLICABLE

Recreation

a.

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

SCHOOL & PLAY FIELDS 2 BLOCKS AWAY

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:

NOT APPLICABLE

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

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

NOT APPLICABLE

Transportation

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- 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.

SEE SITE PLAN, ACCESS OFF NE 280TH

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

NO ~~BY~~ 6 MILES TO THE NEAREST BUS STOP  
(6 MIN. WALK)

- c. How many parking spaces would the completed project have? 13

How many would the project eliminate? THE EXISTING STRUCTURE TO BE REMOVED HAS A 2 CAR GARAGE W/ DRIVEWAY

- 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).

RIGHT OF WAY IMPROVEMENTS WILL INCLUDE REMOVING HAZARDOUS TREES OVERHANGING THE ROADWAY & PROVIDING A SAFE <sup>SIDEWALK</sup> WALKING ~~AREA~~ W/ 5 PARKING SPACES IN ROW

- 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.

SEE TRAFFIC STUDY ATTACHED, UNKNOWN. ESTIMATE ~~20~~ 10, ASSUMES LESS THAN 2 CARS PER UNIT, LEAVING FOR WORK IN THE MORNING, RETURNING IN THE EVENING, PEAK 9AM/5PM

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

PROVIDING MORE SAFE PARKING SPACES (13) THAN CODE REQUIRES (7).

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:

FIRE SPRINKLERS ONLY

- a. Propose measures to reduce or control the impact on public services, if any:

NO DIFFERENT THAN TYPICAL SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

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.

COMMON TRENCHES FOR POWER (SEATTLE CITY LIGHT) GAS (PUGET SOUND ENERGY) WATER (NORTH CITY WATER DEPT) CABLE (COMCAST) & PHONE (VERIZON) + SEWER (LFP SEWER)

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.

Brian Houserover  
Signature

REVISED  
3/23/18  
Date submitted

Contact: Ande Flower, Assistant Planner, 206-957-2832 Email: [aflower@ci.lake-forest-park.wa.us](mailto:aflower@ci.lake-forest-park.wa.us)