

## Permits

### SEPA Checklist

Permit # 2022 SEPA-0007



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.

Owner of Record:	Adamant Homes, Inc.		
Property Address:	19744 35th Ave NE, Lake Forest Park		
Property Owner Phone:	425-422-9637	Email:	lore@adamanthomes.com
Property Owner Mailing Address (if different than project address):	PO Box 14790, Mill Creek, WA 98082		
Tax Parcel No:	402290-1700-08		

  

Owner's Authorized Agent:	Loree Quade, Adamant Homes, Inc.		
Authorized Agent Phone:	425-422-9637	Email:	lore@adamanthomes.com

### PERMIT APPLICATION FEES

Fees must be paid at time of application

Application Fee	\$ 700
Signage Fee	\$ 200
Additional Signage (if required) -----	\$25 each
SUBTOTAL	
Technology Fee (5% of Subtotal)	
TOTAL FEES	

**Please complete the attached checklist  
& submit to:**

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

### Questions?

For more information, please contact the Planning Department  
[aplanner@cityoflfp.com](mailto:aplanner@cityoflfp.com)  
206-957-2837

### Access to Information

Electronic versions of all forms, permits, applications, and codes  
are available on the Lake Forest Park website:

<http://www.cityoflfp.com/>

Paper copies of all of the above are available at City Hall:  
17425 Ballinger Way Northeast, Lake forest Park, WA 98155  
206-368-5440

**Instructions for application:**

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.

**A. Background**

1. Proposed Project: New Single Family Residence
2. Date checklist prepared: October 2022
3. Agency requesting checklist: City of Lake Forest Park
4. Proposed timing or schedule (including phasing, if applicable): Following approvals
5. Do you have any plans for future additions, expansion or further activity related to or connected with proposal?  
If yes, please explain. No ☒
6. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:  
Site Development Plans, Geotechnical Report, Tree Assessment Report, Critical Area Report
7. 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
8. List any government approvals or permits that will be needed or your proposal, if known:  
Demolition, clearing, grading, right-of-way, tree removal/replacement, building permit
9. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.  
Demolition of an existing SFR and all approvals related to a new SFR on the 0.38 acre lot

10. 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.

19744 35th Ave NE, along the east margin of 35th Ave NE (see vicinity map and legal description on site plan)

## B. Environmental Elements

### 1. Earth

- a.) General description of the site (circle one)

Flat Rolling Hilly Steep Slopes Mountainous Other \_\_\_\_\_

- b.) What is the steepest slope on the site, and its approximate percent slope?

35-36% at the southeast corner of the site

- 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

Silty sand, gravel and topsoil (see geotechnical report for details)

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

No

- e.) Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill

2,200 cy of cut and 100 cy of fill to construct the new home, driveway and utilities

- f.) Could erosion occur as a result of clearing, construction, or use? If so, generally describe

No

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

25.3%

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

Permanent storm collection/conveyance and SWPPP plan during construction

**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 **Minor impacts during construction, none following completion; quantities unknown**

b.) Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**

c.) Proposed measures to reduce or control emissions or other impacts to air, if any:  
**Compliance with LFPMC Chapter 8.28**

**3. Water**

a.) Surface water

i. 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.

Yes ☒

**Lyon Creek is located offsite to the north and west of the site across 35th Ave NE**

ii. 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. Yes ☒

**Not within the required creek buffer (see Critical Area Report)**

iii. 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**

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known **No**

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan  
**No**

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No**

## b.) Ground water

- i. 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 general description, purpose, and approximate quantities if known. **No**

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing chemicals, agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve

None, the site is served by sanitary sewer

## c.) Water Runoff (including stormwater)

- i. 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

Permanent storm system to collect/convey roof and driveway drainage to infiltration trench located off the SW corner of the site.

- ii. Could waste materials enter ground or surface waters? If so, generally describe  
**No**

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

**No**

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

Permanent storm collection/conveyance system and SWPPP plan during construction

**4. Plants**

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

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Deciduous tree: alder, maple, aspen, other                          |
| <input checked="" type="checkbox"/> | Evergreen tree: fir, cedar, pine, other                             |
| <input checked="" type="checkbox"/> | Shrubs  |
| <input type="checkbox"/>            | Grass   |
| <input type="checkbox"/>            | Pasture   |
| <input type="checkbox"/>            | Crop or grain   |
| <input type="checkbox"/>            | Orchards, vineyards or other permanent crops.                       |
| <input type="checkbox"/>            | Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other |
| <input type="checkbox"/>            | Water plants: water lily, eelgrass, milfoil, other                  |
| <input type="checkbox"/>            | Other types of vegetation   |

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

5 onsite trees will be removed - 1 locust, 3 cedars and 1 cottonwood

c) List threatened and 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:

2 douglas fir replacement trees will be planted, in addition to typical landscaping for a single family residence

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

Unknown

**5. Animals**

a) List any birds and other animals which have been observed on or near the site or are known to be on or near the site. (i.e. any birds, fish, mammals, specifics if possible)

None observed, however small mammals and birds are presumed to be on or near the site

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

Unknown

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

The city is likely in the Pacific Flyway Migratory Route for certain birds

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

None

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

None known

**6. Energy & 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/or natural gas. Home heating and lighting will be primary uses.

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

None proposed

**7. 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? If so, describe

No

b) Describe any known or possible contamination at the site from present or past uses

An existing dilapidated SFR will be removed by demolition permit

c) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity

None known

d) 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

None

e) Describe special emergency services that might be required

Following construction, normal police and fire services might be required

f) Proposed measures to reduce or control environmental health hazards, if any:

None beyond city or state regulations for material handling, storage and disposal

**8. Noise**

a) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Minor noise from vehicles and adjacent single family residences

b) 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. Typical short term noise from vehicles and operation of construction equipment during daylight hours.

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

Compliance with LFPMC Chapter 8.24 - Noise Control

**9. Land & 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 contains an unoccupied, dilapidated older SFR. Surrounding uses are SFR, which will be unaffected by the new, replacement SFR.

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 as a result 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 non-farm or non-forest use?

No

c) 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

d) Describe any structures on the site.

The site contains an existing older, unoccupied and dilapidated SFR

e) Will any structures be demolished? If so, what? Yes, the above described structure

f) What is the current zoning classification of the site? RS-7200

g) What is the current comprehensive plan designation of the site? Single Family Residential, High

h) If applicable, what is the current shoreline master program designation of the site? N/A



i) Has any part of the site been classified as a critical area by the city or county? If so, specify  
No

j) Approximately how many people would reside or work in the completed project?  
2-4

k) Approximately how many people would the completed project displace?  
None

l) Proposed measures to avoid or reduce displacement impacts, if any:  
None

m) Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: SFR's are permitted in the RS-7200 zone; the site meets area and bulk regulations

n) Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: N/A

#### 10. Housing

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

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

#### 11. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 30 feet, as permitted by RS-7200 zoning (LFPMC 18.22.070)

b. What views in the immediate vicinity would be altered or obstructed? None

c. Proposed measures to reduce or control aesthetic impacts, if any: None

**12. Light & Glare**

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

Automobile and home lighting during evening hours

- 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:

None. Light sources from the site would be normal to surroundings

**13. Recreation**

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

None. Horizon View Park lies approximately 1/2 mile to the east

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

No

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

None

**14. Historic & 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 located on or near the site? If so, specifically describe

No

- 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

No

- 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.

Review of city online mapping

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

**15. 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 fronts the easterly margin of 35th Ave NE

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? **No**

Ballinger Way, approximately 3/4 mile south of the site

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

2 spaces in the driveway and 2 in the garage

d. 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**

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe **No**

f. 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?

9-10 ADT (Average Daily Trips) based on current ITE Trip Generation Manual

g. 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**

h. Proposed measures to reduce or control transportation impacts, if any: **None**

**16. 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**

The project replaces an existing SFR

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

**None**

**17. Utilities**

a. Circle 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.

Electricity - Seattle City Light; Gas - Puget Sound Energy; Water - Northshore Utility District; Refuse - Republic Services; Communications - various providers; Sanitary Sewer - Lake Forest Park

**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.

Signature: Loree Quade  
2022.10.03 12:10:11 -07'00'

Name of signee: Loree Quade

Position and Agency/Organization: Project Manager / Adamant Homes, Inc.

Date Submitted: 10/6/22

**D. Supplemental Sheet for Non Project Actions**

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

**Respond briefly and in general terms**

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

