

# SEPA 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.

## **A. Background** [\[HELP\]](#)

1. Name of proposed project, if applicable:

*Hollywood Hill 23 Existing Lots: Single Family Homes, Access Roads, Stormwater, Road Improvements, and Utilities*

*This SEPA review is intended to identify and address potential impacts of several proposals on the parcels identified herein. The proposals are identified in more detail below and include a clear & grade permit for residential access and utilities and associated stormwater management facilities, and construction of single family residences on up to 23 lots, together with any required right of way improvements and any related permits. The proposals and permits may be submitted and/or issued separately or may be performed at different times, and this SEPA checklist is intended to facilitate evaluation of potential impacts of the various individual proposals as well as the potential cumulative impacts of all work contemplated on these parcels.*

2. Name of applicant:

*Murray Franklyn Homes LLC*

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

*Todd Levitt  
14410 NE Bel-Red Road  
Bellevue, WA 98007  
425-649-8110*

4. Date checklist prepared:

*June 29, 2022*

5. Agency requesting checklist:

*King County*

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

*Clearing and grading for private road(s) to commence spring 2023 or earlier. Construction of homes that will take direct access from public right of way (homes not accessing from the new private roads) to commence fall/winter 2022 to early 2023. Construction of homes taking access from the new private roads will commence after clearing and grading and continue until completion. Schedule is dependent upon issuance of necessary permits. The proposed timing and schedule may shift later*

depending upon the timing of permits, any potential appeals, or other factors.

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

*There is no additional expansions or further activity planned or currently anticipated outside of what is covered by the scope of this SEPA. This SEPA and supplemental information is meant to cover the scope of the entire 23 existing lots which includes, clearing and grading for the purpose of constructing new roadways to serve the existing parcels, frontage improvements along public roads where necessary to meet King County Road standards, intended 23 detached single-family residential building permits, and other associated permits when deemed necessary for utility construction.*

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

*Critical Areas Report (Dated: May 28, 2021)*

*Geotechnical Report (Dated: January 2, 2021)*

*T.I.R (Dated: Ju 15, 202)*

*Critical Ares Designation (Dated: September 10, 2021)*

*Traffic Impact Analysis (Dated: June 27, 2022)*

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.

*Yes, there are currently 13 building permits and one demolition of an existing structure permit which have been applied for.*

Parcel Number	Building Permit Number	Demo Permit Number
3401700083	DWEL22-0066	
3401700082	BASC22-0018	
3401700059	DWEL22-0065	
3401700058	DWEL22-0030	
3401700080	BASC22-0015	DEMO21-0058
3401700081	DWEL22-0077	
3401700079	DWEL22-0091	
3401700077	BASC22-0007	
3401700076	DWEL22-0032	
3401700057	DWEL21-0271	
3401700071	DWEL21-0261	
3401700073	DWEL22-0031	

10. List any government approvals or permits that will be needed for your proposal, if known. *SEPA Approval, Building Permits, Demolition Permits, Clearing and Grading Permits, TESC Plan Approval, Drainage Plan Approval, Traffic Control Plan Approval, Forest Practices Permit (if deemed necessary), Right-of-Way Permit, Single Family Residential Building Permits, Certificate of Occupancy, Road Deviation (if required). Certain proposals involved in this SEPA analysis are independent from others and may proceed regardless of whether other proposals move forward.*

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 applicant's overall plan-to be implemented through several separate permits-is to construct two private roads, stormwater infiltration and management facilities including drywells and infiltration ditches/swales, install utilities (water, power, data, gas) for new homes, and construct up to 23 new single family homes on the parcels referenced below, with related right of way improvements as required. The private roads will provide access to 16 to 18 of the 23 new homes, situated on rural residential zoned parcels. New homes on the other 5 to 7 existing parcels will use direct driveway access to existing public right of way (NE 152<sup>nd</sup> Street and 153<sup>rd</sup> Ave NE).*

This SEPA analysis involves construction on the following parcels, and adjacent right of way as required:

Lot No.*	King County Parcel ID	Existing Lot Size (Acres)
<u>  1  </u>	340170-0065	1.05
<u>  2  </u>	340170-0061	1.15
<u>  3  </u>	340170-0062	1.03
<u>  4  </u>	340170-0063	0.85
<u>  5  </u>	340170-0064	0.92
<u>  6  </u>	340170-0069	0.84
<u>  7  </u>	340170-0068	0.93
<u>  8  </u>	340170-0072	1.03
<u>  9  </u>	340170-0066	1.15
<u> 10  </u>	340170-0067	1.05
<u> 11  </u>	340170-0083	0.8
<u> 12  </u>	340170-0082	0.97
<u> 13  </u>	340170-0059	1.02

_14_	340170-0058	0.82
_15_	340170-0080	1.18
_16_	340170-0081	0.91
_17_	340170-0079	0.91
_18_	340170-0078	0.93
_19_	340170-0077	0.81
_20_	340170-0076	0.81
_21_	340170-0057	0.94
_22_	340170-0071	1.2
_23_	340170-0073	1.02

*\*The Lot Numbers referenced above and used in this analysis are for convenience only, as these are existing parcels.*

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.

*See list of existing parcel numbers in submittal materials.*

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

*The steepest slope on site is approximately 35%. This slope is located on Parcel Number 3401700058.*

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.

*According to the Geotechnical Report the soils are generally 6 to 8 inches of topsoil overlying approximately 3 to 10.5 feet of recessional outwash. See Geotechnical Report for more detail.*

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

*According to the Geotechnical Report, the site does not meet the Landslide Hazard criteria per the King County Municipal Code (KMC);*

does not meet the criteria for Steep Slopes per KMC. The report has not identified any unstable soils or other geotechnical conditions that would preclude the proposed development or require special limits or mitigation. Please reference the Geotechnical Report for a more detailed analysis of the site's soil conditions.

- 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.

*Approximate calculations are: Cut = 8,600 CY and Fill = 3,000 CY. Grading is required for frontage improvements, new roads, driveways, stormwater BMP's, and house foundations.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. According to the Geotechnical Report, the onsite soils have moderate potential for erosion when exposed. Potential erosion will be mitigated through erosion and sedimentation control measures implemented through a Temporary Erosion Sedimentation Control plan.

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

*Approximately 26% of the site will be impervious surfaces. Impervious surfaces on individual parcels will vary.*

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

*Temporary erosion and sedimentation control (TESC) plans will be prepared, approved, and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: silt fence, TESC ponds, catch basin inlet protection and other measures which may be used in accordance with the requirements of the County. The native topsoil and duff will be sustained to the maximum extent feasible.*

## **2. Air** [\[help\]](#)

- 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.

*During construction, there will be increased exhaust and dust particle emissions. After construction, the principal source of emissions will be from automobile traffic, lawn equipment, and other behavior typical of maintenance of single-family detached residential uses.*



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

*Off-site sources of emissions are those typical of the rural residential neighborhoods that surround this site, such as automobile emissions and fireplace emissions.*

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

*Construction emissions and air impacts are not anticipated to be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.*

*Automobile standards are regulated by the State of Washington.*

### **3. Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

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.

*Yes. One onsite stream has been identified along the eastern boundary of the northern group of parcels. This stream meets the criteria of a Type O aquatic area and requires a 25-foot-wide buffer. The stream outlets in the southeast corner of the northern group of parcels into a roadside ditch. Please review the Critical Areas Report submitted with this application for more information. A critical areas designation (CADS21-0187) for the existing parcels was issued by King County on September 10, 2021.*

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.

*Yes, work will occur within 200 feet of the onsite stream. In general, this work will be to construct homes, associated stormwater management, and septic systems. The work will occur outside of the stream's required buffer. Please review plans submitted with the clear & grade application and building permits to view specifics regarding where and what type of work will occur in this area.*

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.

*There is no filling or dredging of the stream proposed.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*The proposal will not require withdrawals or diversion of surface waters.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*The proposal does not lie within a 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.

*It is anticipated that if waste materials were to enter the stream the materials would be typical of residential use. These materials may include trace amounts lawn and landscape fertilizer or other residential household products.*

b. Ground Water: [\[help\]](#)

- 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 general description, purpose, and approximate quantities if known.

*No, groundwater will not be withdrawn.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

*The future homes will utilize on lot septic systems. Lots 3-23 and the roadways will utilize drywells for stormwater management systems. All septic systems and drywells will comply with King County Standards and require King County Health Department approval. Please review plans and supplemental reports for specifics regarding size, locations, and quantities of materials.*

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.

*Stormwater will be generated by asphalt/gravel from the private road improvements, driveways, patios, walkways, and roofs.*

*All roadways and Lots 3-23 will control site stormwater through infiltration systems such as drywells. Once infiltrated the water will follow its natural groundwater course. Lots 1 and 2 will manage stormwater by full dispersion. After the stormwater is*



fully dispersed the water will follow its natural drainage course. Please review the TIR submitted along with this application for more detailed information regarding the combined proposals. A separate TIR for the Clearing and Grading Permit, and for each Building Permit will also be available to review once applied for.

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

*This would be unlikely. The most likely source, if any, would be pollutants generated during construction which include suspended solids and trace petroleum hydrocarbons from equipment operation. To address any potential of this, a TESC Plan will be provided prior to construction activities. Some of the temporary runoff control methods may include silt fence filtration, ground covering, and either a sediment trap or pond.*

*Following construction, the primary sources of pollutants would be from roadways and landscaping applications. Roadway runoff includes trace petroleum hydrocarbons and trace metals. Soil testing shows that the native soils will provide groundwater protection for all infiltration facilities. The full dispersion trenches provide a 100-foot native vegetated flow path which provides basic water quality treatment as required.*

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

*No. The natural drainage patterns from the site will be maintained either through full infiltration or full dispersion on the property.*

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

*All stormwater drainage systems and facilities will be designed and implemented to meet King County stormwater design standards to mitigate any adverse impacts from stormwater runoff. Stormwater will be directed to drywells and infiltration ditches/swales for roads, and to on-site BMP facilities for the new homes, including drywells, dispersion trenches, emitters, splash blocks, and similar facilities. These stormwater control devices will slowly infiltrate and/or release the water from the parcels at a rate consistent with the requirements of the King County Manual.*

#### 4. **Plants** [\[help\]](#)

a. Check the 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
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

*As part of the project selected trees, shrubs, and pasture will be removed or altered during clearing and grading for roadways, home construction and associated infrastructure. Please review available building permit plans, and future building, and clearing and grading plans for clearing limit information.*

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

*The applicant is not aware of any threatened or endangered plant species identified on or near the site. See Critical Areas Study for additional information regarding vegetation on site.*

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

*Proposed landscaping may include the use of native or drought resistant plants.*

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

*King County iMap has identified a case of Tansy Ragwort on a parcel that is approximately 150' from the site (Address: 15204 155<sup>th</sup> Avenue NE). Other than this documented case there are no known noxious or invasive species known to be on or near the existing parcels involved in this SEPA review.*

## 5. **Animals** [\[help\]](#)

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.

*The Critical Areas Report noted snags on the project site with signs of pileated woodpecker excavations. The report noted the site may support habitat for small and medium sized mammals. But cautioned the presence of domestic dogs and cats may limit its suitability.*

*Songbirds have been observed. Neighbors have reported deer, black bear, and bobcat in the area. The property involved in this analysis is mostly fenced and has been used for horse boarding, privacy, and access to existing residences.*

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

*As mentioned earlier the Critical Areas Report noted some signs of pileated woodpeckers foraging on trees and snags. They did not observe any eagles, hawks, falcons, owls, or ospreys. Nesting activity for these bird species was not found. The Critical Areas Report notes that most of the larger trees in the west half of the site have intact tops and lacked appropriate branching structures to support large raptor nests. Please review the report for detailed information.*

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

*The applicant is unaware of any species using this site as part of a migration route and has not observed evidence indicating such usage. Much of the site and surrounding property is fenced with hog wire. Additional information regarding the features and use of the site may be found in the Critical Areas Study.*

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

*The required 25-foot buffer around the Type O stream is currently proposed to be observed by the applicant.*

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

*The applicant is not aware of any invasive animal species known to be on or near the site.*

## **6. Energy and Natural Resources** [\[help\]](#)

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 gas are both available within NE 153<sup>rd</sup> Street and 152<sup>nd</sup> Avenue NE. It has not yet been decided which of these will be used for heating and cooking needs of the proposed homes.*

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

*It is not anticipated that the potential use of solar energy by neighboring properties will be affected. Proposed homes will be constructed to conform to King County height limitations and meet setback requirements.*

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 proposed homes will be constructed in conformance with the applicable International Residential Code and State Energy Code standards. Energy conserving materials and fixtures will be evaluated for suitability in all new construction.*

## **7. Environmental Health** [\[help\]](#)

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.

*The applicant is unaware of any environmental health hazards. If during construction a hazard is exposed, it will be handled using procedures set forth by any applicable regulations.*

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

*According to publicly available Department of Ecology information there is no known possible contamination at the site from past or present uses.*

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.

*There are no known contaminants on the site from past or present activities. If during construction a contaminant is exposed, it will be handled using procedures set forth by applicable regulations.*

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 any chemical stored on site would be typical of roadway and stormwater management systems construction or detached single-family residential construction.*

*After all construction is completed, any chemicals stored*

*onsite would be typical of residential home usage, such as paint, fertilizers, and automotive lubricants.*

- 4) Describe special emergency services that might be required.

*There are not any special emergency services anticipated.*

- 5) Proposed measures to reduce or control environmental health hazards, if any:  
*There are no onsite environmental health hazards known to exist today, nor does the applicant anticipate that any environmental health hazards will be generated as a direct result of this project.*

**b. Noise**

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

*The main source of off-site noise in this area originates from the vehicular traffic present on NE 153<sup>rd</sup> Street This is not anticipated to negatively affect the proposal.*

- 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.

*Short-term noise impacts will result from the use of construction and building equipment during site development. These temporary activities will be limited to legal working hours as prescribed by King County Municipal Codes.*

*Long-term impacts that may result from this project are anticipated to be generated within the same scale as the existing surrounding residential uses of the site.*

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

*Construction will be done during the hours prescribed by the County. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum. Any noise resulting from the long-term use of the project will be required to follow any applicable County noise regulations.*

**8. Land and Shoreline Use [\[help\]](#)**

- 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.

*Site: Single-Family and horse boarding*

*North: Single Family*

*East: Single Family*

South: Single Family

West: Single Family

Current proposal for private road, stormwater infrastructure improvements, and detached single-family homes will be compatible with current nearby & adjacent land uses

- 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 nonfarm or nonforest use?

According to a 1936 aerial photograph found on King County imap, the site may have been used for pastureland or some type of agricultural crop such as hay. Recently the site has been used as a horse pasture. All property involved in the proposals has already been removed from Farm & Agricultural Land tax status by the prior owner.

- 1) 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:

The proposal will not be affected by or affect any surrounding working farms. Horses previously boarded on the property under its prior ownership have been relocated to nearby properties.

- c. Describe any structures on the site.

There are two single-family houses on site.

15241 NE 153RD ST was built in 1965 and has an approximate total finished area of 4,600 sf.

15403 154TH AVE NE was built in 1977 and has an approximate total finished area of 2,030 sf.

There is also a horse stall with an approximate area of 403 sf.

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

One demolition permit has been applied for under permit # DEMO21-0058 to remove all existing structures. The status of this permit is that it has been "extended".

Any structures that need demolition will be processed via the applicable code requirements for obtaining a demolition permit(s).

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



RA-2.5

f. What is the current comprehensive plan designation of the site?

*RA*

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

*This is not applicable.*

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

*Yes. There is a Type O stream that is located along the northeastern boundary of the site per the applicant's biologist's findings. This has been confirmed by the county with the issuance of a critical Areas Designation (CADS21-0187) letter on September 10<sup>th</sup>, 2021.*

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

*It is anticipated that 56 people would reside in the completed project.*

*(2.43 persons per household x 23 homes = 55.89 persons)*

*2.43 persons per household was determined by data provided by the United States Census Bureau for years 2016-2020.*

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

*The residents of the two existing homes are the prior owners or family members of the prior owners.*

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

*There are no displacement impacts therefor this is not applicable.*

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

*The lots are existing legal lots. Detached single-family homes are permitted within RA-2.5 zoning. The new homes will follow all applicable building standards.*

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

*Not applicable.*

## 9. Housing [\[help\]](#)

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

*There are two existing houses on the site which will be demolished. 23 new detached single-family homes will be provided. Therefore, the project will provide a net total of 21 additional homes. The homes are anticipated be in the middle to high-income range.*

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

*Two existing houses will be eliminated they are estimated to be in the middle to high-income range. There will be a net gain of 21 homes once the project is completed.*

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

*The project will be increasing housing opportunities in King County by 21 homes.*

## 10. Aesthetics [\[help\]](#)

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

*The tallest elements of the project will be the proposed homes. These will meet the height requirements of the RA-2.5 zone. The exterior building materials may include any of the following: wood, hardwood, masonry, cedar shakes and/or asphalt shingles. Building materials will be decided upon at building permit.*

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

*It is not anticipated that the development will obstruct or alter any views in the immediate vicinity other than the appearance of the property itself. The Applicant is not aware of any view easements, agreements, restrictive covenants, or other documents creating any affirmative view rights affecting the property.*

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

The proposals comply with the applicable zoning and construction standards of the site. Building materials and design will follow King County's applicable regulations at time of permit submittals. Vegetation within the onsite stream buffer is to be preserved. Select trees on lots may be retained where feasible

## **11. Light and Glare** [\[help\]](#)

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

*Minimal amounts could occur as a result of residential lighting and traffic. It is anticipated these occurrences would be in the evening or in the morning.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
*Not to the applicant's knowledge. Homes will likely be constructed out of typical building materials such as wood, masonry brick, composite, and asphalt shingles. These materials typically do not produce glare which pose as a safety hazard. If streetlights are deemed necessary to meet King County Road Design Standards these will increase safety.*

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

*There are no existing off-site sources of light or glare that are anticipated to affect this proposal.*

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

*Construction will occur during King County prescribed working hours. These hours are typically during the daytime. Lights for homes will be designed to minimize light and glare. A potential technique would be down-lighting. The project will comply with the County's lighting Design Standards when applicable.*

## **12. Recreation** [\[help\]](#)

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

*The Tolt Pipeline trail runs adjacent to the southern boundary of the project site. Gold Creek Park is located northwest of the project site.*

*There are also existing equestrian and pedestrian trails in the area.*

b. Would the proposed project displace any existing recreational uses? If so, describe.  
*No. The proposal is not anticipated to displace any existing recreational uses.*

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

*No material impacts are anticipated. Nevertheless, the applicant has been in discussions with King County and community members about possible public trail easements on the property. The granting, terms, and locations of the potential easements have not been determined or agreed upon.*

### **13. Historic and cultural preservation** [\[help\]](#)

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.

*The house located at 15241 NE 153<sup>rd</sup> Street was constructed in 1965.*

*The house located at 15403 154<sup>th</sup> Avenue NE was constructed in 1977.*

*According to King County Historic Preservation Viewer both homes are not currently listed as historic properties.*

*According to the Washington State Department of Archaeology and Historic Preservation WISAARD the property is not listed as historic.*

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.

*According to the Washington State Department of Archaeology and Historic Preservation (WISAARD), the properties have been categorized ranging from Survey Contingent Upon Project Parameters: Low Risk to Survey Highly Advised, under the predictive model for Environmental Factors with Archaeological Resources.*

*No properties within the immediate vicinity have been identified to have any evidence according to information available on WISAARD*

- 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. *Methods used to research potential historic resources were the King County Historic Preservation Viewer and the Washington State Department of Archaeology and Historic Preservation WISAARD tool.*
- 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, there are no known impacts. If an archaeological site is found during construction, the State Historical Preservation Officer and King County will be notified.*

#### **14. Transportation** [\[help\]](#)

- 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 project has frontage along NE 153<sup>rd</sup> Street and 152<sup>nd</sup> Avenue NE.*

*Two new private roads will be constructed to meet King County Road Design Standards and will connect to NE 153<sup>rd</sup> Street (one on the north side of 153<sup>rd</sup> and one on the south side of 153<sup>rd</sup>).*

*These new private roads will provide access to 16-18 of the lots. Lots 1-10 will be served by the northern private road dead ending into a cul-de-sac. Lots 13-17 will be served by the southern private road which dead ends into a hammerhead turnaround. Lots 11, 12, 19-21 will have access directly on NE 153<sup>rd</sup> Street. Lots 22 and 23 will have access directly on 152<sup>nd</sup> Avenue NE.*

*Please review the clearing and grading plans for specific details on access locations and proposed improvements.*

- 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, the site is not served by public transit. The nearest transit stop is over 3 miles away.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *Each new home at minimum will have at least two garage parking spaces and two parking spaces available in the driveway. In total, the combined proposals will contain at least 92 parking spaces.*

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).

*Yes. Included in the proposed project is a proposal for the construction of two new private roads. Please review the plans submitted as part of the application for specific details for their locations and proposed improvements.*

Where determined necessary to meet King County Road Design Standards, frontage improvements along NE 153<sup>rd</sup> Street and portions of 152<sup>nd</sup> Avenue NE will occur immediately adjacent to the lots associated with this proposal.

e. 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 occur within the immediate vicinity of these methods of transportation.*

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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

*The weekday daily, AM and PM peak hour trip generation estimates for the proposed project were based on methodology documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (2021) for Land Use Code (LUC) 210 (Single-Family Detached Housing). A trip credit was applied to account for the removal of the 2 existing single-family detached homes which would be removed with the proposed project.*

*The proposed project is estimated to generate 233 weekday daily trips with 18 trips occurring during the weekday AM peak hour (4 in, 14 out) and 22 trips during the weekday PM peak hour (14 in, 8 out).*

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.

*It is not anticipated that the proposal will interfere with these uses.*

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

*There are no proposed measures beyond compliance with King County road standards for private roads, driveways, and right of way adjacent to each parcel (if required). The Traffic Impact*



*Analysis for the combined proposals identifies no significant reduction in level of service for the adjacent roads or nearby intersections.*

### **15. Public Services** [\[help\]](#)

- 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.

*The need for public service such as fire, health, police protection, and schools will be typical of detached single-family homes.*

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

*The roads and homes will be constructed to meet all applicable standards and codes of the County and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.*

### **16. Utilities** [\[help\]](#)

- 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.

*Water: Woodinville Water District*

*Electricity: Puget Sound Energy*

*Gas: Puget Sound Energy*


*Refuse Service: Waste Management, Inc.*

*Telephone: Frontier*

*Septic System: Private*

### **C. Signature** [\[HELP\]](#)

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:   
Name of signee Todd Levitt  
Position and Agency/Organization Director  
Date Submitted: 6-29-2022

**D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(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.



**Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building .....	0		33	357	766	0
Multi-Family Unit in Small Building .....	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education .....		0.0	39	646	361	0
Food Sales .....		0.0	39	1,541	282	0
Food Service .....		0.0	39	1,994	561	0
Health Care Inpatient .....		0.0	39	1,938	582	0
Health Care Outpatient .....		0.0	39	737	571	0
Lodging .....		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office .....		0.0	39	723	588	0
Public Assembly .....		0.0	39	733	150	0
Public Order and Safety .....		0.0	39	899	374	0
Religious Worship .....		0.0	39	339	129	0
Service .....		0.0	39	599	266	0
Warehouse and Storage .....		0.0	39	352	181	0
Other .....		0.0	39	1,278	257	0
Vacant .....		0.0	39	162	47	0

**Section II: Pavement.....**

Pavement.....		58.30				<b>2915</b>
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**Total Project Emissions:**

<b>2915</b>
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Data entry fields