

SEPA Checklist



17425 Ballinger Way NE
Lake Forest Park, WA 98155
206-368-5440

Permit #	Staff use
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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:	City of Lake Forest Park	
Property Address:	17345 & 17347 Beach Drive NE	
Property Owner Phone:	206-957-2814	Email: croche@cityoflfp.gov
Property Owner Mailing Address (if different than project address):	17425 Ballinger Way NE, Lake Forest Park, WA 98155	
Tax Parcel No:	403010-0035, -0040, & -0050	

Owner's Authorized Agent:	Kyle Cotchett - Facet	
Authorized Agent Phone:	425.822.5242	Email: kcotchett@facetnw.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 (10% 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
planner@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: Lakefront Improvement Project

12/12/24

2. Date checklist prepared: _____

City of Lake Forest Park

3. Agency requesting checklist: _____

4. Proposed timing or schedule (including phasing, if applicable): Construction to begin 2026 through midway 2027.

5. Do you have any plans for future additions, expansion or further activity related to or connected with proposal? If yes, please explain. **No**

There are no future additions, expansion or further activity connected to the proposal.

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

Critical Areas Report, BE, Wetland Delineation, Arborist Report, Cultural Report, Geotechnical 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**

No other applications for other proposals are known to affect this project.

8. List any government approvals or permits that will be needed or your proposal, if known:

SCUP, ZCUP, Critical Areas Permit, Grading Permit, Corps 404, Ecology 401, HPA

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.

The project proposes to improve public waterfront access through the transition of two newly acquired single-family residential properties into a public waterfront park. The new property and associated improvements will be integrated with the existing Lyon Creek Waterfront Preserve.

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.

The project area is accessed from Bothell Way NE (SR 522) . Turn southeast on Beach Drive NE then drive northeast and the project site is on the southeast side of Beach Drive NE. Numerous highways connect with SR 522 including SR 104, I-405 and I-5 depending on origination point. The project is southeast of the intersection of SR 104 and SR 522.

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?

10-20% in areas along the bank of Lyon Creek.

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

Fill (loose to medium dense sands), alluvium (loose to dense sands), and Pre-Fraser deposits (hard silt or clay, or very dense glacially consolidated sands).

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

No

Under static conditions, the soils at the site are sufficient to support the proposed improvements. However, seismic hazards should be considered high.

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

A few existing residential structures on the northern portion of the site will be removed and some grading will take place for the proposed parking area.

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

Yes Yes, there will be clearing surrounding Lyon Creek and the on-site wetlands to remove some existing recreational features.

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

Approximately 50%.

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

Construction plans shall follow the Lake Forest Park Municipal Code performance standards listed in Chapter 16.08.070.

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

Construction emissions may include PM, N0x, ROG/VOC, CO2, CH4, N20.

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

The neighboring properties are zoned single-family residential and emit odors typical of residential uses such as gasoline engines or cooking.

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

At this time, there are no proposed measures to reduce or control emissions. At the time of grading and building permit submittal, construction emission mitigation measures will be proposed.

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 and Lake Washington, along with three Category III wetlands.

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**

Grading and vegetation removal, structure removal, dock replacement.

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

Fill and dredge within surface water or wetlands are not part of this proposal.

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

This proposal will not require surface water withdrawals.

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

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

Discharges of waste to surface waters is not anticipated.

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. **Yes**

There is an existing well on site. The City would like to pursue utilizing the water for landscaping purposes.

- 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

No specific waste will be discharged. Runoff from landscaping activities and natural sediment movement from Lyon Creek may occur.

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

A parking area will be on site. Per parking development standards in the Lake Forest Park SMP, the facility will provide adequate provisions to control surface water run off to prevent it from contaminating water bodies.

- ii. Could waste materials enter ground or surface waters? If so, generally describe
Yes

Vehicle pollutants may enter the stormwater system from the proposed parking lot.

- iii. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe
No

Drainage patterns will remain the same in the vicinity of the site. There will be no human alteration of the Lyon Creek watercourse.

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

Construction plans shall follow the Lake Forest Park Municipal Code performance standards listed in Chapter 16.08.070.

4. Plants

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?

Vegetation removal for the construction of park improvements may include trees, lawn, shrubs, and groundcovers. While the project will include critical area buffer modification, the project work will also include critical area restoration.

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

No threatened are endangered species are known to be on or near the site.

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

Critical area buffer restoration plantings are proposed.

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

Himalayan blackberry, English ivy, reed canarygrass

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)

Mallard, Bald eagle, American coot, killdeer, gulls, moles, Peamount, Bufflehead

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

Bulltrout, Chinook salmon

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

Lyon Creek

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

The project includes restoration of on-site critical areas and buffers (see Critical Areas Report and Biological Evaluation)

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

Eastern gray squirrel

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.

Existing utilities currently available on-site will be utilized for the proposed project including electricity and natural gas.

b) Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No**

The project will not affect the potential use of solar energy by adjacent properties.

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:

At this time, energy conservation features have not been 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

Asbestos and lead paint were found in structures. Such features are to be removed from the site.

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

Lead paint, PCBs in fixtures and appliances,

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

No hazardous chemicals/conditions that may affect project development and design are known at this time.

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

Construction of the project will not require the storage of toxic or hazardous chemicals.

e) Describe special emergency services that might be required

Emergency services are not anticipated at the site. In the unlikely event that an accident occurs, the local Public Work's Spill Response Team and medical services would respond.

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

Standard precautions would be taken to ensure the safety of the work crew. The construction manager would be contacted by a crew member immediately upon discovery of a spill. The construction manager would then ensure that the spill is cleaned up in the manner dictated by the chemical use instructions and would contact the appropriate authorities.

8. Noise

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

Traffic, boats, residential activities, recreational activities exist in the project area.

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.

Construction noise will include vibratory pile driving, excavation, power tools, trucks.

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

Construction will avoid construction noise nuisance pursuant to LFPMC 8.24.030.H. by following the allowed times of work.

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

Single family residential and park/recreation. Single family conversion to recreation.

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?

The project site has not been used as working farmlands or working forest lands.

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

The proposal will not affect or be affected by surrounding working farm or forest land.

d) Describe any structures on the site.

Nine cabins (vacant and/or remnant) built in 1930 and 2 docks are present on-site.

e) Will any structures be demolished? If so, what?

Two docks and seven (remnant) cabins will be removed.

f) What is the current zoning classification of the site?

RS-7,200

g) What is the current comprehensive plan designation of the site?

Single-Family Residential, High and Recreation/Open Spaces.

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

Urban Conservancy and Shoreline Residential

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

Yes

Lyons Creek, Lake Washington and associated wetlands

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

0

k) Approximately how many people would the completed project displace?

None.

l) Proposed measures to avoid or reduce displacement impacts, if any:

The City has purchased the property and the residents have already vacated. There are no proposed measures to address displacement.

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

Pre-Application Meeting with City, Community Workshop events.

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

There are no nearby agricultural and forest lands of long-term commercial significance.

10. Housing

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

0

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

6 unoccupied (remnant) residential structures are to be demolished.

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

No additional measures necessary. The residential structures have been vacated after sale of property to the City.

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?

Approximately 20 ft. Brick and wood will be utilized.

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

Shoreline views, from and towards Lake Washington, will be altered.

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

Several existing structures will be re-purposed as community facilities.

12. Light & Glare

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

The proposal will not produce light or glare.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The proposal will not produce light or glare and therefore will not be a safety hazard or interfere with views.

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 may affect the proposal.

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

The proposal will not produce light or glare, and therefore no mitigation measures are proposed.

13. Recreation

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

Boating, birdwatching, walking, swimming

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

No

Existing passive recreational opportunities will continue with park redevelopment.

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

Project will enhance recreational opportunities in Lake Forest Park with the new waterfront amenities.

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**

There are seven structures that are over 45 years old located on-site. However, it has been found they do not qualify for the National Register of Historic Places. See provided Cultural Resource Report.

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

No cultural resources were found in the conducted assessment and report.

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.

Cultural resource reports including pedestrian and subsurface surveys.

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.

No cultural resources were found in the conducted assessment and report. Therefore, no further measures have been proposed at this time.

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

Beach Drive NE, Bothell Way 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? **Yes**

King County Metro Route 331/322/372; Sound Transit 522

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

18 new parking spaces will be provided through a combination of on-site (including ADA) and off-site parking.

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

Frontage improvements will be required as part of the project. Details are being worked out with the City of Lake Forest Park.

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 use water, rail, or air 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

LOS was calculated to change by .01-9 seconds in delay with the largest delay being at the site entrance. Peak times were evenings and Saturdays. A traffic impact analysis was conducted by Transportation Solutions.

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**

The proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

All intersections operate at or above City and WSDOT level of service standards, therefore no traffic mitigation is recommended.

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

Yes

The project may result in a slight increase for the need of public services - primarily related to the existence of a larger public park facility.

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

No measures necessary.

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.

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: 

Name of signee: Kyle Cotchett

Position and Agency/Organization: Environmental Planner-Facet

Date Submitted: 1/9/24

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.