

Environmental Review (SEPA)

File Name:

File Number:

A Land Use Application for a State Environmental Policy Act (SEPA) review is deemed complete when it is accompanied by the required items identified below. Please be advised that additional information may be required during the review process in order to respond to or resolve particular issues. No application shall be considered complete if any of the required information is missing. Additional copies of certain items will be required later in the process.

Purpose of Checklist

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment.

The purpose of this checklist is to provide information to help you and the agencies identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. **Answer the questions fully and briefly, with the most precise information known, or give the best description you can.**

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determine if there may be significant adverse impact.

Use of the Checklist for Non-Project Proposals

SEPA defines non-project actions as governmental actions involving decisions on policies, plans, or programs that contain standards controlling use or modifications of the environment, or that will govern a series of connected actions. This includes, but is not limited to, the adoption or amendment of comprehensive plans, transportation plans, ordinances, rules and regulations (WAC 197-11-704). Complete this checklist and Supplemental Sheet for Non-Project Actions for non-project proposals, even though questions may be answered "does not apply." For non-project actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

REQUIRED SUBMITTALS – ALL MATERIALS SHALL BE ELECTRONIC (PDF) UNLESS OTHERWISE NOTED

- 1. Land Use Application Cover Sheet, with original signature(s).
- 2. A completed Environmental Checklist. Additional copies will be requested by staff after initial review.
- NA3. A completed Supplemental Environmental Checklist, if applicable.
- 4. Each of the following plans and reports as applicable to your proposal, unless already provided with another application:
 - A. Site Plan;
 - B. Building Elevations and Floor Plans;
 - C. Conceptual Stormwater Drainage and Grading Plan showing how stormwater runoff quantity and quality will be managed, including a drainage report. Also show environmentally sensitive areas if applicable;
 - D. Landscape Plan identifying species, size, number and location of plant material to be installed.
- NA5. Existing and new PM peak hour trips generated by the proposal, prepared by a qualified, Washington State-licensed professional engineer.
- 6. Critical Areas Study, if required by LMC 17.10.
- 7. All site and development plans. **Preliminary Site Development Plans**
- 8. A complete, notarized Affidavit of Ownership for all property owner(s) of the involved property, with original signatures.
- 9. Application fee(s). **To be paid upon City application acceptance**

For Staff Use ONLY	
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FEES See LMC 3.104 or contact our office for current fee information.

- NOTES**
1. The issuance of an Environmental Determination does not in any way replace, modify or waive any requirement for the compliance of the proposal with other applicable codes, standards, or regulations including, but not necessarily limited to, those of the Building, Fire or Public Works Departments. You are advised to contact these departments concerning such requirements.
 2. It is the responsibility of the owners, applicants and agents to become aware of the requirements of Title 21-Zoning of the Lynnwood Municipal Code. It is strongly encouraged that a pre-application conference with the City staff be scheduled prior to submittal of an application.
 3. An application may be amended only in writing.
 4. Submittal of this application grants the appropriate city officials the right of entry to the project site during a reasonable hour and, upon proper identification, to the building, structure and/or premise, which is directly related to this application.
 5. In each application the burden of proof rests with the applicant, petitioner or proponent.
 6. Items with any typewritten information must be 10-point font or larger to ensure legibility of scanned documents.

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

1. Name of proposed project, if applicable: **The Estates at Pinebrook**

2. Name of applicant: **Pacific Ridge — DRH, LLC**

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

**Contact / Applicant:
Pacific Ridge — DRH, LLC
17921 Bothell-Everett Hwy
Bothell WA 98012
Contact: Scott Borgeson
425-939-1182**

4. Date checklist prepared:
August 13, 2020

5. Agency requesting checklist:
City of Lynnwood, Community Development Services

6. Proposed timing or schedule (including phasing, if applicable):
Start Site Construction Spring 2021 (no phasing proposed).

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

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

- A. SEPA Checklist**
- B. Critical Area Study**
- C. Geotechnical Report**
- D. Stormwater Site Plan Report and SWPPP**
- E. Traffic Study**

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.
None known.

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

- | | |
|--|-------------------------------------|
| Preliminary Plat | Forest Practice Permit (FPA) |
| PUD Site Plan Approval | NPDES |
| Grading, Clearing, and Construction | Final Plat |
| Structural Wall Permits | Building Permits |
| Structural Vault Permit | |

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.)

This proposal is for a planned unit development (PUD) subdivision of the 7.92 acre site (includes ROW frontage improvements) into 40 detached single-family lots. It will include removing three existing residences and associated ancillaries.

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.

***6213, 6217, 6227, and 6229 208th Street SW, Lynnwood, WA 98036
NE ¼ of Section 20, Township 27N, Range 4E
See attached for 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 (approximate percent slope)?

Existing natural slopes on site range between 2% and 15%; there are some areas of approximately 35 percent, these slopes (near the existing structures onsite) appear to be altered by man and not to be natural.

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.

Alderwood Urban Land Complex (Till Soil) is mapped on the Site per USDA resources.

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

There are no known unstable soils in the area.

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.

Grading will be with onsite materials except some import for structural fill, gravel and compost. The approximate quantities of grading are estimated to be 20,000 CY fill and 25,000 CY cut.

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

Moderate risk of erosion due to exposed soils during construction and on-site slopes.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
About 50% of the project site will be impervious with a combination pavement and roof tops.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
DOE Best Management Practices will be employed during construction. TESC plan and SWPPP will be prepared for any project action.

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.
During construction activities, there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principal source of pollution would be exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO and SO₂ emissions to the ambient air. Fireplaces installed in homes would contribute smoke to the ambient air.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Water will be used to control fugitive dust emissions during dry weather construction. Equipment will have in good operating order all vehicle emission control devices. Cars do have emission standards they have to meet.

3. Water

- a. Surface Water:
- 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.
There are two category III wetlands onsite. The wetland areas drain south to the stormwater pipe system along 208th St SW. The stormwater system along 208th St SW drains west to an unnamed drainage course about 100 ft west of the site. The unnamed drainage course contains piped and open channel sections that generally flow south and discharges into Hall Creek about 2,200 feet from the site.
 - 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.
No work over or in the onsite Category III wetland area is proposed. Onsite buffers will be provided to help protect the wetland areas; see project critical area study.

- 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.

No wetland fill proposed.

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

No.

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

No (per FEMA Map 53061C1315F, Zone X).

- 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.

No.

b. Ground Water:

- 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.

Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site. Release of groundwater onto adjoining properties would not vary from the present condition.

- 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.

Wastewater will be discharged to the public sanitary sewer system. If found, any existing septic systems will be decommissioned per Health Department criteria. Any existing septic and drain-field onsite will be decommissioned per Health District requirements.

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.

Through the construction of residences and roadways, the existing runoff patterns would be locally modified. Runoff from the proposal would be generated by building roofs, driveways, sidewalks, and roadways. This water would be collected by the storm drainage system and directed to storm retention / detention facilities.

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

Hydrocarbons from automobiles, herbicides, pesticides, and fertilizer excess from landscape areas.

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

Post development drainage patterns and discharge will match pre-development conditions in accordance with City of Lynnwood Code.

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

Temporary erosion control devices would be installed during construction. After construction, storm water runoff will be collected and directed to detention/retention (underground detention vault) facilities and water quality treatment (storm filters) by the storm drainage system.

4. Plants

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

- deciduous tree:
- evergreen tree:
- 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?

Existing vegetation (grass and trees) will be removed as necessary for the roadway and building pads; approximately 6.6 acres (includes the project site and adjacent right-of-way improvements) will be cleared with the project development.

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

None known.

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

Protective buffers to the onsite wetland areas will be provided; the buffer areas will be enhanced with native plantings. Additionally, replacement tree plantings will be made onsite to mitigate (per Lynnwood Code) for the tree removal within the development areas of the site.

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

Himalayan blackberry.

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.

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.

None known.

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

The Puget Sound basin is part of the Pacific Flyway.

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

Tree and landscape plantings will provide habitat for urban wildlife upon project completion. Additionally, retention of the wetland and buffer areas on site will preserve wildlife habitat.

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

None known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting, and other miscellaneous household purposes.

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

If so, generally describe.

None known.

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 inclusion of energy conservation measures would be per the energy code and the choice of individual residents.

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.

None known.

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

None known.

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.

None known.

- 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.
An accidental fuel or oil spill from construction equipment is possible, though highly unlikely.
- 4) Describe special emergency services that might be required.
Only that associated with any single-family home and construction of the proposed infrastructure.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
Conformance with Labor and Industries requirements and any other Health Dept. Standards. In addition, should there be any special requirements associated with COVID-19, these too will be employed. The project SWPPP as recommendation for spill prevention and control of potential hazardous materials used during construction.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None known.
- 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.
During permitted hours of work only, noise will be created by grading and excavation equipment during development and saws, hammers and other tools from carpenters when building homes.

There may be increased ambient noise from the residential community by the increase in number of homes on the site.
- 3) Proposed measures to reduce or control noise impacts, if any:
Construction work will be performed during allowed hours of operation and equipment will have noise suppression equipment in good working order. Background noise from the increased density of the residential community is a by-product of GMA. This site is designated for the increase density. Noise levels will be kept in compliance with LMC 10.12.

8. Land and 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 is currently used for residential purposes (3 existing homes). The surrounding properties adjacent to the site consists of single and multi-family residential uses. The project does not anticipate any significant impacts to current and nearby property 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?

No farming or forest uses of the project site are known.

- 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:

None known.

- c. Describe any structures on the site.

Three houses and associated out buildings

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

All of the existing structures onsite will be removed.

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

RS-7

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

SF-2 - Medium-Density Single-Family

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

Not applicable.

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

There are wetland areas on site. Please refer to the Critical Areas Study prepared by Wetland Resources Inc.

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

Upon completion, approximately 124 people would reside in the development (3.1 per residence x 40 residences).

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

Approximately 9 people could currently reside in the development (3.1 per residence x 3 residences).

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

There are no known displacement impacts. The project will create a denser housing option for people to reside; displaced people could reside in the project once completed.

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

Proposal is consistent with the City's Comprehensive Plan. All nearby uses are single and multi-family residences, which are compatible with the Plan Unit Development (PUD) residential subdivision as proposed.

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

None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
40 middle income units are proposed.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Three middle income units will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics

- 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 height of any structure would be per the building code (current code limit is 35 feet). Exterior building materials are expected to be of wood, and masonry (brick, stone, etc...)
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The observance of building setbacks and provision of ornamental and native landscaping would reduce aesthetic impacts of the project

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
There could be some glare from car mirrors and windows. Glare could come from windows on homes. Street lights, exterior lights on homes and from windows in homes at night would be increased.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not to our knowledge.
- c. What existing off-site sources of light or glare may affect your proposal?
The same types of glare and light from the surrounding community would be seen but not impactful.
- d. Proposed measures to reduce or control light and glare impacts, if any:
The types of community glare and lights produced are typical to existing communities and growth and impacts are accounted for or are very marginal.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The South Lynnwood Neighborhood Park is about 1,000 feet east of the site (entrance at 60th Ave W and 208th St SW); the City park provides recreational opportunities and a connection to the Interurban Trail. Additionally, the Lynnwood Golf Course is about 0.6 miles west of the site.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
None known.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
As part of the PUD site plan an onsite recreation area and paths will be provided (see Site Plan and Landscape Plan). Additionally, payment of park impact fees in accordance with City of Lynnwood Code (LMC 3.107) will be made prior to occupancy of the proposed residences.

13. Historic and 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? If so, specifically describe.
None known.
- 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.
None known.
- 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.
A search was performed online utilizing the WISAARD website; predictive model lists the site as a "Low Risk" area for archaeological resources.
- 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 impacts.

14. 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 will access the public road network via the adjacent 208th St SW along the south boundary of the project site and 63rd PI W at the north boundary of the site. The project will extend a new public road connection between 208th St SW and 63rd PI W, see site plan.

- 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?
The closest public transit stop (Community Transit Route 101) is located about 1,200 feet west of the site, near 208th St SW and Highway 99.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The proposed project will provide a minimum of 80 parking spaces (2 per lot) as required by Lynnwood Municipal Code.
- 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).
The proposal will require the construction of about 1,000 ft of new onsite public road that will connect 208th St SW and 63rd PI W.
- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?
About 349 new average daily trips will be created; total PM peak hour trips will be about 37, and 27 AM peak hour trips (created by the new net 37 residences). AM peaks are projected to occur between 7AM and 9AM, and PM peaks are projected to occur between 4 PM and 6 PM. Less than 5% are anticipated to be trucks. The ITE Trip Generation Manual was used to make these estimates.
- 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:
Mitigation measures will be provided, including payment of fees, pursuant to Lynnwood Code 3.105 Transportation Impact Fees.

15. 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.
The proposal would place additional demands on public services; however, facilities are generally in place to handle these additional demands.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Residents will become part of the tax base/user group that supports public services.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. 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 - Snohomish County PUD; Telephone – Frontier; Sanitary Sewer and Water- City of Lynnwood, Natural Gas – Puget Sound Energy

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: Robert Long

Name of signee Robert Long, PE

Position and Agency/Organization RAM Engineering Inc.

Date Submitted: August 13, 2020

I/We certify that the information provided in this environmental checklist, including all submittals and attachments, is true and correct to the best of my/our knowledge. I understand that the lead agency is relying on them to make its decision.

Signature of Applicant/Agent:

Robert Long

Date: 8/13/2020

Please print name:

Robert Long, PE RAM Engineering Inc.