



CITY OF EDMONDS

RE-NOTICE OF PUBLIC HEARING AND SEPA THRESHOLD DETERMINATION

PROJECT DESCRIPTION: This project is being re-noticed due to an error with the original mailed notice to property owners within 300 feet of the site. The public hearing is rescheduled from October 26 to November 9, 2023.

The proposal is for a preliminary formal subdivision of a 2.88-acre site into 16 single family residential lots using the planned residential development (PRD) process. All existing improvements would be removed, and a new plat road constructed to serve the new lots with access to Edmonds Way (SR-104). The site is zoned Single Family Residential – Master Plan (RS-MP). A master plan like a planned residential development allows development at the site to achieve an RS-8 zoning density (5.5 du/acre) while being able to modify some of the RS-12 development standards that apply to the site (excluding height). A PRD first requires review of home designs and site layout, including usable open space, by the Architectural Design Board (ADB). The ADB reviewed the project and made a recommendation on design to the Hearing Examiner on July 27, 2023. The Hearing Examiner makes the final decision on the preliminary PRD and preliminary formal subdivision following a public hearing.

PROJECT LOCATION: 540 & 550 Edmonds Way (Tax ID #s: 27032500308300 & 27032500308400)

NAME OF APPLICANT: Fernandez Barnes LLC (Steve Barnes)

FILE NO.: PLN2022-0049 & PLN2022-0053

REQUESTED PERMIT: Preliminary planned residential development and preliminary formal subdivision (consolidated Type III-A Permit, Public Hearing and Decision by the Hearing Examiner)

**COMMENTS ON
PROPOSAL DUE:** November 9, 2023

Any person has the right to comment on this application during public comment period, receive notice and participate in any hearings, and request a copy of the decision on the application. The City may accept public comments at any time prior to the closing of the record of an open record predecision hearing, if any, or, if no open record predecision hearing is provided, prior to the decision on the project permit.

Information on this development application can be obtained online at <http://edmondswa.gov/public-notices-text/development-notices.html> under the development notice for application number PLN2022-0049/PLN2022-0053, by emailing the City contact listed below, or by calling the City of Edmonds at 425-771-0220. Please refer to the application number for all inquiries. A copy of the staff report will be available seven days prior to the hearing.

**PUBLIC HEARING
INFORMATION:**

A hybrid public hearing will be held by the Hearing Examiner on November 9, 2023 at 3 p.m. The physical location is Edmonds City Hall, 121 5th Avenue N, 3rd Floor, Brackett Room.

Or join the Zoom meeting at:

<https://us06web.zoom.us/j/84274057639?pwd=ZFdpQzg4b0FEUU9ZcElybk4bnF5UT09>

Meeting ID: 842 7405 7639

Passcode: 882737

Or via phone by dialing 253-215-8782

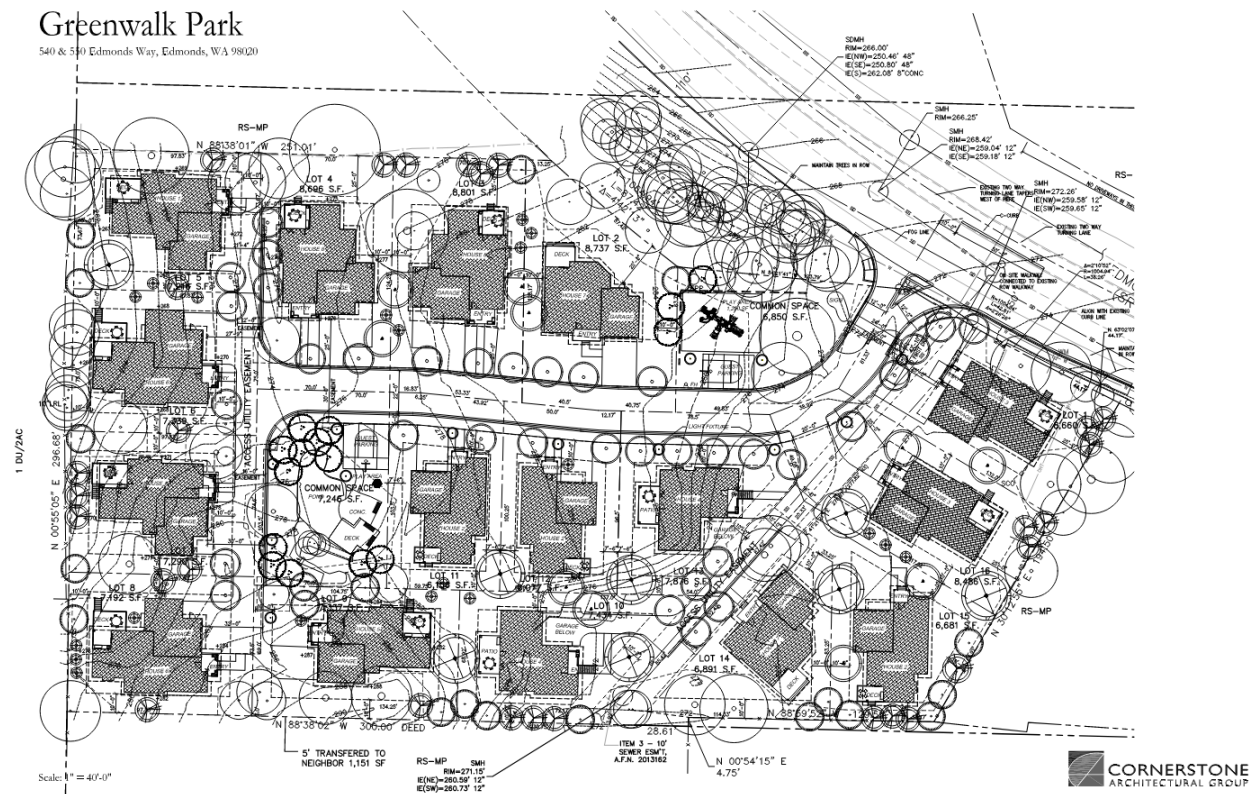
SEPA DETERMINATION: Notice is hereby given that the City of Edmonds has issued a **Determination of Nonsignificance** under WAC 197-11-340 for the above project.

DATE OF REISSUANCE: October 26, 2023

SEPA COMMENTS: Any comments regarding the SEPA determination are due November 9, 2023.

SEPA APPEAL: This SEPA determination may be appealed by filing a written appeal citing the specific reasons for appeal with the required appeal fee no later than November 16, 2023 by 4:00 p.m. Only parties of record as defined in ECDC 20.06.020 have standing to initiate an administrative appeal to the Hearing Examiner.

CITY CONTACT: Mike Clugston, AICP, Acting Planning Manager
michael.clugston@edmondswa.gov
425-771-0220





CITY OF EDMONDS

121 5TH AVENUE NORTH, EDMONDS, WA 98020 (425) 771-0220

DETERMINATION OF NONSIGNIFICANCE - REISSUE

Description of proposal: This determination is being re-issued due to an error with the original mailed notice to property owners within 300 feet of the site. The proposal is for a preliminary formal subdivision of a 2.88-acre site into 16 single family residential lots using the planned residential development (PRD) process. All existing improvements would be removed, and a new plat road constructed to serve the new lots with access to Edmonds Way (SR-104). The site is zoned Single Family Residential – Master Plan (RS-MP). A master plan like a planned residential development allows development at the site to achieve an RS-8 zoning density (5.5 du/acre) while being able to modify some of the RS-12 development standards that apply to the site (excluding height). A PRD first requires review of home designs and site layout, including usable open space, by the Architectural Design Board (ADB). The ADB reviewed the project and made a recommendation on design to the Hearing Examiner on July 27, 2023. The Hearing Examiner makes the final decision on the preliminary PRD and preliminary formal subdivision following a public hearing.

Proponent: Fernandez Barnes LLC (Steve Barnes)

Location of proposal, including street address if any: 540 & 550 Edmonds Way (Tax ID #s: 27032500308300 & 27032500308400)

Lead agency: City of Edmonds

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The City of Edmonds has determined that the requirements for environmental analysis and protection have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158 and/or mitigating measures have been applied that ensure no significant adverse impacts will be created.

_____ There is no comment period for this DNS.

_____ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

 X This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by November 9, 2023.

Project Planner: Mike Clugston, AICP, Acting Planning Manager

Responsible Official: Mike Clugston, AICP, Acting Planning Manager

Contact Information: City of Edmonds | 121 5th Avenue North, Edmonds WA 98020 | 425-771-0220

Date: October 26, 2023

Signature:

 XX You may appeal this determination to Mike Clugston, AICP, Acting Planning Manager, at 121 5th Avenue North, Edmonds, WA 98020, by filing a **written appeal** citing the specific reasons for the appeal with the required appeal fee no later than November 16, 2023. You should be prepared to make specific factual objections. Contact Mike Clugston to read or ask about the procedures for SEPA appeals.

XX Posted on October 26, 2023, at City Hall, the Edmonds Public Safety Building, and Edmonds Public Library. Published in the Everett Herald. Uploaded to the Department of Ecology SAW.

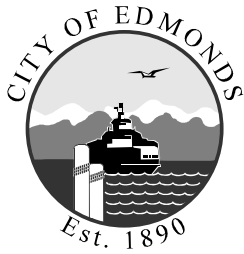
XX Distribute to "Checked" Agencies below.

The SEPA Checklist, DNS, and associated documents can be obtained online at https://www.edmondswa.gov/services/public_involvement/public_notices/development_notices_under_permit_number_PLN2022-0049/PLN2022-0053 and, by emailing the project planner (michael.clugston@edmondswa.gov), or by calling the City of Edmonds at 425-771-0220.

Distribution List: This DNS and SEPA checklist were distributed to the following:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Applicant | <input checked="" type="checkbox"/> Dept. of Ecology | <input type="checkbox"/> City of Everett |
| <input checked="" type="checkbox"/> Parties of Record | <input type="checkbox"/> Dept. of Ecology - Shorelands | <input type="checkbox"/> City of Lynnwood |
| <input type="checkbox"/> US Army Corps of Engineers | <input type="checkbox"/> Dept. of Natural Resources | <input type="checkbox"/> City of Mountlake Terrace |
| <input type="checkbox"/> US Fish and Wildlife | <input checked="" type="checkbox"/> Dept. of Commerce | <input type="checkbox"/> City of Mukilteo |
| <input checked="" type="checkbox"/> Puget Sound Energy | <input checked="" type="checkbox"/> WSDOT | <input type="checkbox"/> City of Shoreline |
| <input checked="" type="checkbox"/> Snohomish PUD | <input type="checkbox"/> WSDOT – Ferries | <input checked="" type="checkbox"/> Town of Woodway |
| <input checked="" type="checkbox"/> Olympic View Water & Sewer | <input type="checkbox"/> Dept. of Fish & Wildlife | <input type="checkbox"/> Snohomish Co. Public Works |
| <input type="checkbox"/> Alderwood Water District | <input type="checkbox"/> Dept. of Health – Drinking Water | <input type="checkbox"/> Snohomish Co. PDS |
| <input type="checkbox"/> Edmonds School District | <input checked="" type="checkbox"/> Dept. of Arch. & Historic Pres. | <input type="checkbox"/> Snohomish Co. Health Dist. |
| <input type="checkbox"/> Port of Edmonds | <input type="checkbox"/> Dept. of Parks and Rec. Commission | <input type="checkbox"/> King County - Transit |
| <input checked="" type="checkbox"/> South County Fire | <input type="checkbox"/> Puget Sound Clean Air Agency | <input type="checkbox"/> King County – Environ. Planning |
| <input type="checkbox"/> Swedish Hospital | <input type="checkbox"/> Puget Sound Regional Council | |
| <input checked="" type="checkbox"/> Community Transit | <input type="checkbox"/> Puget Sound Partnership | |
| | <input checked="" type="checkbox"/> Tulalip Tribe | <input type="checkbox"/> Other |

pc: File No.
SEPA Notebook



#P71

CITY OF EDMONDS

ENVIRONMENTAL CHECKLIST

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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for 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 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 determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). the lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposed nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. **Name of proposed project, if applicable:** Greenwalk Park
2. **Name of applicant:** Fernandez & Barnes LLC
3. **Address and phone number of applicant and contact person:**
28720 SE 63rd Street, Issaquah, WA 98027
Justin Barnes 206-228-2564
Steve Barnes 206-550-9296
4. **Date checklist prepared:** 1-24-22
5. **Agency requesting checklist:** City of Edmonds

6. **Proposed timing or schedule (including phasing, if applicable):** Subdivision construction will start in 2023 and project will extend through 2024-2025_____

(STAFF COMMENTS)_____

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

Once the subdivision is complete we will construct the houses.

(STAFF COMMENTS)_____

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

Geotechnical study performed by Associated Earth Sciences dated January 11, 2022.

(STAFF COMMENTS)_____

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.**

State of Washington Department of Transportation for access to SR 104.

(STAFF COMMENTS)_____

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

Washington DOT for right of way improvements, water main extension, side sewer permits, power and data to site,

(STAFF COMMENTS)

11. Give brief, complete description of your proposal, including the proposed uses and 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.

Creating a subdivision and taking two parcels and platting into 16 parcels along with entry drive and access/utility easements.

(STAFF COMMENTS)

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 range or boundaries of the site(s). Provide 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.

On the south side of SR 104 where it transitions into 5th Ave near downtown Edmonds.

(STAFF COMMENTS) 540 & 550 Edmonds Way

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

Flat

(STAFF COMMENTS)

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

10% except one small slope on site next to existing garage.

(STAFF COMMENTS)

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, and 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.

Sand

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

- 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.**

Site will be graded with only organics being removed from the site and import material will only be used for utilities and under or around the new buildings.

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

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

20%

(STAFF COMMENTS)

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

Erosion control measures will be put in place.

(STAFF COMMENTS)

2. AIR

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Standard construction activities, development is single family residential.

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

3. WATER

- a. Surface:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

(STAFF COMMENTS)

- (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.

N/A

(STAFF COMMENTS)

- (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.

N/A

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

- (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

(STAFF COMMENTS)

b. Ground:

- (1) Will ground water 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 ground water? Give general description, purpose, and approximate quantities if known.

There is an existing well on site that will be maintained for future irrigation system.

(STAFF COMMENTS)

- (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.

N/A, project is on city sewer.

(STAFF COMMENTS)

c. **Water Runoff (including storm water):**

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

There will be no water running off the site once completed, all storm water will be infiltrated.

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

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

Infiltration systems will be installed for all pervious areas.

(STAFF COMMENTS)

4. Plants

- a. **Check or circle types of vegetation found on the site:**

 X deciduous tree: alder, maple, aspen, other: _____

 X evergreen tree: fir, cedar, pine, other: _____

 X shrubs _____

 X grass _____

_____ pasture _____

_____ crop or grain _____

_____ Orchards, vineyards or other permanent crops _____

_____ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other: _____

_____ water plants: water lily, eelgrass, milfoil, other: _____

_____ other types of vegetation: _____

(STAFF COMMENTS)

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

Most vegetation on the site will be altered for new development, significant trees will be maintained and protected as required by city.

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

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

Native plants and trees will be planted as appropriate for single family residential development.

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

5. Animals

- a. List any birds and other animals that 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: N/A

mammals: deer, bear, elk, beaver, other: N/A

fish: bass, salmon, trout, herring, shellfish, other: N/A

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

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

No

(STAFF COMMENTS) The site is within the Pacific Flyway.

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

N/A

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

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.**

Electric for heating and cooling, natural gas for cooking appliances.

(STAFF COMMENTS)_____

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No

(STAFF COMMENTS)_____

- 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:**

Buildings will be constructed to meeting current energy standards required by residential energy code.

(STAFF COMMENTS)_____

7. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so describe.**

No

(STAFF COMMENTS)_____

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

N/A

(STAFF COMMENTS)

- (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.

N/A

(STAFF COMMENTS)

- (3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or constructions, or at any time during the operating life of the project.

N/A

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

- (5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

(STAFF COMMENTS)

b. Noise

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

Single family residential zoning surrounds the site, SR 104 services the site so there will be road traffic close to the right of way.

(STAFF COMMENTS)

- (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 hour's noise would come from the site.

Contruction noise while the site is being developed.

(STAFF COMMENTS) Construction noise must meet ECC 5.30.

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

None

(STAFF COMMENTS)

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.**

Single family residential, same as being proposed.

(STAFF COMMENTS)_____

- 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

(STAFF COMMENTS)_____

- (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:**

No

(STAFF COMMENTS)_____

- c. **Describe any structures on the site.**

Three existing residential buildings and two free standing garages.

(STAFF COMMENTS)_____

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

Yes, all existing structures will be demolished.

(STAFF COMMENTS)

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

RS-MP

(STAFF COMMENTS) Single Family Master Plan

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

Single Family Urban 1

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

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

No

(STAFF COMMENTS) CRA2022-0009 identified potential erosion hazard areas on site and a potential landslide hazard area off-site by Edmonds Way.

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

64

(STAFF COMMENTS)

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

0

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

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

Project will meet all requirements of existing and proposed land uses.

(STAFF COMMENTS) Greenwalk Park is being developed as a planned residential development (PRD) consistent with ECDC 20.35.

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

N/A

(STAFF COMMENTS)

9. Housing

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

16 Middle to High income homes.

(STAFF COMMENTS)

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

0

(STAFF COMMENTS)

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

Project will have a variety of house and lot sizes to satisfy a variety of housing needs.

(STAFF COMMENTS)

10. Aesthetics

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

25' – 30' with sloped roofs.

(STAFF COMMENTS) Maximum height for single family residential zones is 25 feet above average original grade per ECDC 16.20 and ECDC 21.40.030.

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

None

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

11. Light and Glare

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

None

(STAFF COMMENTS)

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

No

(STAFF COMMENTS)

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

Street lights along right of way.

(STAFF COMMENTS)

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

None.

(STAFF COMMENTS) _____

12. Recreation

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

Recreational space (common space) for 10% of the overall site area is being provided.

(STAFF COMMENTS) _____

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

No

(STAFF COMMENTS) _____

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

None

(STAFF COMMENTS) _____

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.

No

(STAFF COMMENTS)

- 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

(STAFF COMMENTS)

- 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.

N/A

(STAFF COMMENTS)

- 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.

N/A

(STAFF COMMENTS)

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.**

New access/utility easements for access will be provided off SR 104, there is no other access to the site nor will there be in the future.

(STAFF COMMENTS)_____

- 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, there are bus routes and bus stops along SR 104 within walking distance of the development.

(STAFF COMMENTS)_____

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

32 in driveways.

(STAFF COMMENTS) Each home would have a 2- or 3-car garage.

- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities not including driveways? If so, generally describe (indicate whether public or private).**

Right of way improvements will be required along SR 104.

(STAFF COMMENTS)_____

- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No

(STAFF COMMENTS)_____

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and passenger vehicles). What data or transportation models were used to make these estimates?**

The site traffic is 13 net new PM peak hour trips.

(STAFF COMMENTS)_____

- 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

(STAFF COMMENTS)_____

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

N/A

(STAFF COMMENTS)

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.**

No

(STAFF COMMENTS)

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

N/A

(STAFF COMMENTS)

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Electricity, natural gas, public water, refuse service, telephone and data, sanitary sewer.

(STAFF COMMENTS)

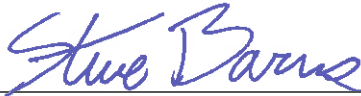
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Site will have power from Snohomish county PUD, water from Olympic Veiw water district, sewer from city of Edmonds or Olympic view water district, phone and data from local supplier.

(STAFF COMMENTS)_____

C. SIGNATURE

I declare under penalty of perjury laws that the above answers are true and correct to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature of Proponent

6-24-22

Date Submitted



Reviewed by Mike Clugston, 10/2/23