

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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: [\[Help\]](#)

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: [\[Help\]](#)

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.

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124095

A. background [Help]

1. Name of proposed project, if applicable: [Help]

Leinweber Multigenerational Home (LMH formerly MGPH)

2. Name of applicant: [Help]

Dave Leinweber

3. Address and phone number of applicant and contact person: [Help]

**908 145th PL SE
Bellevue, WA 98007
(425) 241-2009**

4. Date checklist prepared: [Help]

August 4, 2015

5. Agency requesting checklist: [Help]

City of Shoreline

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

**Deconstruction / Demolition of House – December 2014
Tree Removal – September 2015
Clearing and Grading – September 2015
Mitigation Work in buffer area – October 2015
Begin Construction of new home – January 2016**

Permits
122762
122761
124095

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

No

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

- **Site Survey (Pacific Geomatic)** ✓
- **Wetland delineation & mitigation plan (Wakerobin)** ✓
- **HPA for new dock (Wakerobin)**
- **Tree Survey (Tree Solutions)** ✓
- **Advanced Tree Assessment Report (Tree Solutions)** ✓
- **Site Characterization: Remedial Investigation of underground oil tank (Filco)** ✓
- **Independent Cleanup Report (Filco)** ✓
- **Site GeoTechnical Report (Geospectrum)** ✓
- **Site Plan (Artisans Group)** ✓

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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. [Help]

No

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

- City of Shoreline Permits (Clearing, Tree Removal and new Building)
- WA Dept. of Fish & Wildlife (HPA for wetland buffer mitigation & rebuilding boat dock)
- US Army Corps of Engineers for wetland buffer mitigation

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.) [Help]

Clear and grade property in preparation for a new single family home. To mitigate for a picnic shelter, new dock and stormwater conveyance, we will improve 115' buffer by removing invasive plant species and plant native plants as outlined in the wetland mitigation plan as approved by the City of Shoreline.

Construct a multigenerational, single family home on the project site. The existing house, an accessory dwelling unit (ADU) and outbuilding were demolished previously under a separate permit. The existing dock will be demolished. Work includes clearing and grubbing, grading and construction activities necessary to provide a driveway, residence, utilities, landscape paths and stairs, a picnic shelter, stormwater system and replacement dock.

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. [Help]

19542 Echo Lake Place North, Shoreline, WA 98133

Legal Description: Lots 13 and 14, Echo Park Addition

B. ENVIRONMENTAL ELEMENTS [Help]

1. Earth

a. General description of the site [Help]

(Circle one): Flat, rolling, hilly, steep slopes, and mountainous, other _____

New house is sited on the relatively flat western half of the site. The buffer area to the east of the new house slopes down to the shore of Echo Lake at an average slope of 25%.

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

77% on an isolated small area with a maximum height of 5 feet (site of old lake house & new picnic shelter).

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. [Help]

Loam and sandy loam for first few feet then glacial till at depths of 3.5 to 4 feet with the exception of the center northern section of property which contains a deep gravel deposit. See Geotechnical report for more information.

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

No

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

Grading Type	Purpose	Type	Source	Total Area (SF)	Volume (CY)	Total Area Affected (SF)
Excavation	Driveway, Building Foundation	Sandy loam	Native onsite soil	20,000	50	11,300
Fill	Structural base for new construction	Structural granular fill	Quarry	20,000	150	11,300

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

Clearing & Grading: Clearing and grading and removal of nonnative species and permitted trees will occur on the slope within the sensitive area buffer. Minor grading will occur to final grade soils disturbed during earlier phases. Significant trees will remain on site preventing significant erosion events or destabilization of the slope. However, a large area of surface soils will be exposed. Temporary Erosion Control and Sedimentation (TESC) measures will be provided including mulch and wattles staked at 15 feet oc. The wattles will be kept in place until permanent plantings are installed to provide long term stabilization.

Per Plan

General construction: Little erosion is expected to occur on the flat portion of the site west of the 115-foot buffer during construction of the home. TESC measures as outlined in the civil plan, includes silt fencing and limit-of-work fence.

Wetland & Dock Construction: Removal of the existing dock is expected to create little soil disturbance as the dock will be lifted from the lake by heavy equipment standing outside of the wetland boundary and placed into the upland. The replacement dock consists of hand placing a small dock in the water.

(see attached description of proposed new dock. Additional info can be found at:

<http://www.bmp-inc.com/CottageStyleDock.html>)

Heavy equipment, working from the buffer, will lift out the invasive species within the wetland for disposal. To prevent sediment from these activities from entering the water a silt fence (where water elevations are below 3-feet) or a turbidity curtain will be installed

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

Total site area: 33,686 SF per survey.

New Buildings (including attached garages, porches & carports): 7539 SF

Driveways, carports, sidewalks, ramps: 2212 SF

Picnic Shelter: 140 SF

Total impervious surfaces: 9891 SF or 29% of total area

← max allowed by zone

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

A stormwater erosion and control plan will be implemented in accordance with Ecology & C.O.S standards.

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. [Help]

Emissions will be limited to the use of heavy equipment to demolish the current structures, clear and grade the property in preparation for the new structures and to haul material to and from site. Once project is completed, any emissions will be limited to those normally attributed to single family homes.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[Help\]](#)

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[Help\]](#)

None

3. Water

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

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

The site contains approximately 120' of shoreline on Echo Lake, which is classified as "Wetland S, Echo Lake" in the 2004 Stream and Wetland Inventory and Assessment (Shoreline 2004). According to the same document, a culvert at the Echo Lake outlet has created an impassable barrier to fish between Echo Lake and Ballinger Lake.

Field investigations (conducted in June of 2014 and June of 2015) coordination with City of Shoreline and Ecology have determined that "Echo Lake" is a Hydrogeomorphic class depressional, predominantly open water and aquatic bed, wetland. Although a stream is indicated in city documents there is no surface flowing watercourse within 500' of "Echo Lake" and no indication of a watercourse (Ecology OHWM) upstream of Echo Lake. Under WDFW guidance the open water portion of the depressional wetland is regulated as a lake.

- 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. [\[Help\]](#)

Clear and grade site for new house (including garges) and picnic shelter, pervious landscape paths and stairs and supporting utilities. An existing degraded dock will demolished and replaced with a modern grated dock. Remove invasive plant species from 115' wetland buffer zone and plant native species in their place. See attached site plan and landscape plans for details.

- 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. [\[Help\]](#)

Impacts to the wetland and wetland buffer were measured using AutoCAD referencing the appropriate survey, engineering, architecture and landscape planting drawings. Minor impervious (picnic shelter & stairs) impacts will occur to the wetland buffer and to the wetland (dock) itself during construction.

- Buffer permanent, impervious impacts (picnic shelter, stairs, stormwater): 318 SF
- Wetland permanent impacts (dock: aquatic zone 45 – emergent zone 9): 54 SF

In addition pervious paths consisting of hog fuel and mown wildflower areas will located within the buffer.

- Buffer pervious impacts (hog fuel and mown paths): 1639 SF

Light weight machinery, working from the upland will be used conduct construction activities within the wetland.

Emergent Wetland: Light weight machinery will lift the iris mats from the aquatic bed to limit breakage of the root mass; which would potentially risk infestations along the adjacent shoreline. It is expected that a portion of the wetland soil will cling to the roots. As that soil will be filled with invasive roots it will be necessary to replace lost soil, to the existing ground elevation, with clean topsoil salvage from the construction zone.

Aquatic Bed and Open Water Wetland: It is expected that removal of the existing dock will cause incidental movement of the soil as the existing posts are lifted from the lake bottom by equipment working from the upland. Incidental movement of existing soil is expected as the dock's legs are hand placed and settle into the lake bottom.

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

No

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

No

- 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. [\[Help\]](#)

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. [\[Help\]](#)

Current structures are part of the municipal water system and the new structures will also be connected to the same system. No ground water will be withdrawn for this project.

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- 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. [\[Help\]](#)

Previous structures were connected to the Ronald Sewer District. The septic tank that originally served the main house has been abandoned. The new house will also be connected to the Ronald Sewer District system, so no waste material will be discharged into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including stormwater) 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. [\[Help\]](#)

PGIS (driveway) runoff will be collected and filtered via a Comtech Stormfilter and then combined with Non-PGIS (roof), and Non-PGPS (landscaped areas) and conveyed, to an area that's adjacent to the existing wetland on the east end of the property. The collected runoff will be released to the wetland through a level spreader. (see Drainage & Erosion Control Report – Leinweber Residence from SCJ Alliance Consulting Services)

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[Help\]](#)

No, treated stormwater would be discharged to the wetland buffer immediately adjacent to the existing wetland

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

No. The existing drainage flows to east and proposed drainage flows to the east.

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

Storm water from PGIS will be treated. Flow control for collected on-site stormwater runoff will be provided with LID BMPs to the maximum extent feasible.

4. Plants [Help]

a. Check the types of vegetation found on the site: [Help]

- 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, bulrush, 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? [Help]

Residential Landscape Around the New Home:

The existing landscape has been neglected for many years. As a result the previously manicured ornamental garden is overgrown and overrun with invasive domestic and wild animals and invasive or aggressive plant species. What were once attractive ornamental specimens have, for the most part, been starved and bark damaged by overcrowding of neighboring vegetation and suffocating vines and invasive.

Areas around and west of the existing residence (approx. 5,000 sf) were predominantly cleared under the previous demolition permit. However, additional trees under the Tree Removal Permit and other clearing will be completed.

Due to requirements of the proposed construction 10 significant trees will be removed and another 2 trees on site will be removed due to declining health, root damage due to adjacent property activities, and overcrowding causing stressed growing conditions. In addition, 7 trees will be removed from the neighboring property to the north due to poor health and overcrowding which creates a hazard for the home occupants. The trees to be removed include Lombardy poplar, western Red Cedar, and Lawson cypress.

From the areas east of the proposed residence approximate 6,100 SF (includes 1,414 sf of wetland area) of invasive plant species and an additional 2,300 Sf of overgrown turf will be removed.

The invasive species include, but are not limited to, English holly (*Ilex aquifolium*), English ivy (*Hedera helix*), Himalayan blackberry (*Rubus armeniacus*), Scotch broom (*Cytisus scoparius*), English laurel (*Prunus laurocerasus*), an unknown species of bamboo, and Flag Iris (*Iris pseudacorus*) and common turf grasses.

The trunk and root ball (if possible to preserve the root ball) of one of the native evergreen trees listed above will be removed and utilized as large woody debris (LWD) in the wetland and limbs will be utilized in the small woody debris (SWD) piles.

Permit

124096

Native Restoration Areas with the Wetland and Wetland Buffer:

Wetland Mitigation

54-SF of wetland will be impacted by the construction of the replacement dock. At a 12:1 ratio enhancement mitigation of 684 SF will be provided within the wetland.

Buffer Enhancement:

318-SF of wetland buffer will be impacted with impervious surfaces. To offset those impacts an equivalent area of buffer, where the ADU was demolished, will be restored with native shrubs and trees.

An additional 1,428 SF of buffer will be enhanced with native vegetation to offset any potential detrimental effects from the pervious hog fuel and mown paths.

The majority of the wetland (approximately 0.025 acre) and approximately 50% of the 75-foot buffer are infested with aggressive pest and invasive species. These species will be removed and replanted with native tree, shrub, emergent and aquatic species to offset impacts to the wetland and wetland buffer as a result of unavoidable impacts to these resources. For species that will be removed see Table 1. For native species to be planted on the site see section "d" below.

There are many pest and invasive species on the site including, but are not limited to, the following:

- Herbs, emergent, grasses etc.: fragrant water lily (*Nymphaea odorata*), yellow iris (*Iris pseudacorus*), orchard grass (*Dactylis glomerata*), velvetgrass (*Holcus lanatus*), reed canary grass (*Phalaris arundinacea*), Kentucky bluegrass (*Poa pratensis*), cleavers (*Galium aparine*), Robert geranium (*Geranium robertianum*), oxeye daisy (*Leucanthemum vulgare*), bird's-foot trefoil (*Lotus corniculatus*), creeping buttercup (*Ranunculus repens*), sheep sorrel (*Rumex acetosella*), curly dock (*Rumex crispus*) and dandelion (*Taraxacum officinale*).
- Shrubs: Scotch broom (*Cytisus scoparius*), Bamboo (*Phyllostachys aurea*), Himalayan blackberry (*Rubus armeniacus*).
- Trees: cherry laurel (*Prunus laurocerasus*) and English holly (*Ilex aquifolium*).
- Vines: field bindweed (*Convolvulus arvensis*) and English ivy (*Hedera helix*).

c. List threatened and endangered species known to be on or near the site. [\[Help\]](#)

No known threatened or endangered species have been documented (per the WDFW Area Habitat Biologist) nor witnessed 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: [\[Help\]](#)

Within the primary construction zone West of the 115-foot buffer only those trees that were in poor health, posed a future risk or were in direct conflict with construction were removed. A combination of native and ornamental ground covers, shrubs and trees suited to the constrained conditions will be used in all open areas in this zone.

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Within the buffer zone East of the 115-foot buffer line all unhealthy and/or overcrowded ornamental and all invasive species will be removed and replanted species native to the Pacific Northwest and appropriate to that area of the site. The new plantings will be adjusted around existing trees to prevent disturbance to the shallow roots.

With the exception of smoothing the grade to match existing around the ADU demolition site, and to accommodate the stormwater outflow structure and pervious stairs, there is no grading occurring on the eastern half of the site that will impact tree roots. Tree protection fencing will be placed to limit construction activity within the root zone of existing trees where grading will occur. Native soils will be maintained and new plantings will be pit planted to avoid damage to existing root systems.

Trees and shrubs to be used on the site are shown on the attached Landscape Planting Plan (L1) and Landscape Materials Sheet (L2).

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

Noxious weeds, included on the County Noxious Weed List, observed on the site include those listed in Table 2 below. Additional widespread invasive species that cause devastation to habitat, such as cherry laurel, cleavers and bamboo, are included in Table 1 above.

Scientific Name	Common Name	WIS	Status	Wetland	Upland
Emergent, herb or aquatic					
<i>Nymphaea odorata</i>	fragrant water lily	OBL	class C	X	
<i>Iris pseudacorus</i>	yellow iris	OBL	class C	X	
<i>Phalaris arundinacea</i>	reed canary grass	FACW	class C	X	
<i>Geranium robertianum</i>	Robert geranium	FACU	class B		X
<i>Leucanthemum vulgare</i>	oxeye daisy	FACU	class C		X
<i>Ranunculus repens</i>	creeping buttercup	FAC	weed of concern	X	
shrubs					
<i>Cytisus scoparius</i>	Scotch broom	NI/UPL	class B		X
<i>Phyllostachys aurea</i>	bamboo	NI/UPL	invasive		X
<i>Rubus armeniacus</i>	Himalayan blackberry	FACU	class C	X	X
trees					
<i>Ilex aquifolium</i>	English holly	FACU	weed of concern		X
vines					
<i>Convolvulus arvensis</i>	field bindweed	NI/UPL	class C	X	
<i>Hedera helix</i>	English ivy	FACU	class C		X

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: [Help]

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

No birds mammals or animals on the Washington State Department of Fish & Wildlife Priority Species list have been observed on site. Currently the site is home to numerous cats, both domestic and feral thereby limiting the site's use by birds and amphibians. Similarly, raccoons are reported by the neighbors.

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

None

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

Pacific Flyway

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

Much of the site is thickly covered with ornamental vegetation that has not been maintained for many years and invasive species. During construction dense accumulation of invasive species, which primarily host urban adaptive species such as rats, raccoons and nutria, will be removed and replanted with native trees, shrubs and groundcovers that host a wider variety of native species.

Proposed plantings are predominately species native to the specific area of the site. . The proposed plantings include a variety of deciduous and evergreen species, trees, shrubs, and groundcovers.

Existing vegetation being preserved includes multiple large conifers providing winter shelter, nesting, and roost sites.

A native wildflower meadow area will provide a native grass seed source and hunting opportunity.

In particular efforts will be made to provide habitat for amphibian species within the lake by restoring native overhanging cover along portions of the lake's edge and providing both breeding and refuge habitat. Cattails and woody shrubs will be eliminated within the wetland in favor of a large, contiguous area of small stem emergent appropriate to egg mass attachment. A section of Western red cedar will be salvaged from the site and laid on the ground in the understory areas to act as food and refuge resource for birds and small mammals that feed from insects that live on decaying trees. Two small woody debris piles will be formed to provide amphibian refuge.

Where possible the existing layer of organic duff at the surface of the soil will be preserved where possible to maintain the macrobiotic community in the system.

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

Feral cats, domestic cats and dogs and raccoons.

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. [\[Help\]](#)

Electricity (heating, cooling, lighting, etc.)

Natural Gas (domestic hot water heaters, emergency generator, BBQ)

Solar (heating)

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[Help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[Help\]](#)

The house will conform to the "Passiv House" standard, the most rigorous energy conservation standard in the world. The house will use about 90% less heating and cooling energy than a house built to current Washington State Energy Code. Passive House projects use additional insulation in walls, floors and ceilings, higher performance windows, heat recovery ventilation, a very tight envelope (0.6 ACH @ 50 Pascals in a blower door test) and sophisticated energy modeling to achieve this goal.

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. [\[Help\]](#)

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

An underground oil tank leaked heating oil into the ground. See Filco "Site Characterization" report for more detailed information on the leak. In December 2014 Filco removed and properly disposed of the two tanks along with the contaminated soil. See Filco "Independent Cleanup Report".

- 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. During demolition numerous hazardous liquids were removed from the property and disposed according to City of Shoreline codes. These included motor oil, pesticides and heating oil.

- 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.

Incidental cleaning materials typical of residential construction to be stored on site occasionally during the term of the construction project.

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

No special emergency services will be required

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

All risky materials to be handled in accordance with MSDA reports that are specific to products being handled.

b. Noise

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

None

- 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. [\[Help\]](#)

Construction would result in temporary increases in noise. During brief periods, noise levels during construction could reach 90dB or greater onsite.

Power tools and equipment typical of residential construction to be operated between the hours allowed by local regulation, or the hours of 7am to 7pm, whichever is more restrictive.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[Help\]](#)

Construction will be limited to the hours of 7 am to 10 pm on weekdays and 9 am to 10 pm on weekends and holidays, as required by Shoreline's noise ordinance (Ordinance NO. 62).

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. [\[Help\]](#)

Single family house has been on the property since 1919 according to county records (1916 according to historical records) along with a two vehicle car port. An ADU was added to the property in 1938 in the form of a small house (cabin) located approximately 75-feet from the lake.

Condominiums are located on the adjacent property to the north and south. Echo Lake Place North (road) is located on the west side and the site borders Echo Lake to the east.

Ornamental yards and recreational activities occupy all but a thin margin along the lake's edge on properties both north and south of the subject parcel. Only small, localized patches of native wetland or buffer vegetation are present.

This new structure would not affect current land uses for any nearby or adjacent property.

- 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? [\[Help\]](#)

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No records have been found that shows this property was ever a working farmland or working forest land. The site was developed by placing a single family home on it in 1916. The area on the west side of Echo Lake was platted for single family homes in 1921 as "Echo Park Addition" with this site being given lot number 13 and 14.

- c. Describe any structures on the site. [\[Help\]](#)

In December 2014, 3 structures were demolished and removed from the site:

- 1. Single family home of the "Bungalow" style, as shown in the supplement to the October 1916 issue of "Bungalow Magazine" and built in either 1916.**
- 2. Single family home of a "Lake Cottage" style.**
- 3. Two vehicle car port.**

All of these structures were in very poor repair, negatively impacting soil, water and habitat quality. All structures were removed from site in December 2014 and soil contaminated by heating oil was removed from site and disposed of properly.

*Historic
Report
Provided*

Leinweber Multigenerational Home

d. Will any structures be demolished? If so, what? [\[Help\]](#)

All 3 previous structures have been demolished. Some material from the "Bungalow" home may be recycled into the new home to be built on the site.

e. What is the current zoning classification of the site? [\[Help\]](#)

R-48: Residential 48 Units/Acre ✓

f. What is the current comprehensive plan designation of the site? [\[Help\]](#)

High density residential ✓

g. If applicable, what is the current shoreline master program designation of the site? [\[Help\]](#)

Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[Help\]](#)

Yes, Wetland and the upland wetland buffer zone.

i. Approximately how many people would reside or work in the completed project? [\[Help\]](#)

A single multi-generational family consisting of approximately 8 to 12 persons

j. Approximately how many people would the completed project displace? [\[Help\]](#)

Currently the site is unoccupied. In years past the Davis family lived on this property, with 2 to 6 persons living here. See Casey/Davis house history report for more details.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[Help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[Help\]](#)

The new house will be a residence for an extended family group consisting of 3 generations in a single family. Adjacent land use are multi-family condominiums and apartments, small scale businesses, roadways and rights-of-way and the depressional "Echo Lake" wetland. The proposed project is compatible, and less impactful to both natural areas and the community, than adjacent (high-intensity) land uses.

Plans call for the removal of all invasive plant species on site and replacing them with native plantings and improving the 75' wetland buffer to be more effective than the current 115' buffer.

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

N/A

9. Housing

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

A new single family home will be built that is comprised of 4 suites surrounding a common entrance, kitchen, great room, game room, media room, art room, play room, exercise room and office.

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

The new structure is replacing 2 single family homes that had deteriorated to the point that they could not be occupied or rebuilt. The new single-family "multi-generational" home will provide living quarters for four related groups ranging from middle to high income

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

As the previous structures were not able to be occupied and the surrounding areas provide a wide range of housing this project will not affect housing.

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? [Help]

At its tallest point, the tallest height of the house is 34'. Main exterior building material is Hardiplank lap siding.

*< Max
Allowed
By Zone*

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

The proposed new structure will not alter or obstruct any views from neighboring property.

Currently views into the site are obscured from the west, north and south sides by tall poplars, cedars and firs, as well as overgrowth of hazelwood, laurel and blackberry. Some of the older, unhealthy trees will be removed (See Tree Removal Plan), and invasive undergrowth will be removed, which will open up some views during construction. The new structures will be visible from the windows of the apartments to the north and south of the site. Wetland and buffer mitigation will result in additional plantings which will again screen views into the site, though not to the extent they are screened now.

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Views from across the lake will remain substantially as they were previously as the healthy trees and shrubs will remain within the buffer zone. Invasive species will be replaced with native species.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[Help\]](#)

Plantings along the north and south lot lines will screen the new house from the adjacent apartments. The view from the lake up the through the buffer zone will be of more naturalistic and native plantings.

The lower lap siding of the house will be painted a dark brown-green, with the intention of matching it to the general color of the landscape. The upper clear tight-knot cedar siding will weather to a brown-gray, which will also blend with the landscape.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[Help\]](#)

Exterior lighting will comply the Dark Sky Initiative, which limits spill light from exterior lighting sources. Exterior lighting for the most part will be activated with motion sensors, limiting the time the lights are on.

✓
meets
code

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[Help\]](#)

No

c. What existing off-site sources of light or glare may affect your proposal? [\[Help\]](#)

Parking lot lighting in the adjacent buildings.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[Help\]](#)

Plantings will provide some screening.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[Help\]](#)

Non-motorized boating, fishing, swimming, picnicking and other activities common with small urban lakes & wetlands. Walking, driving or jogging on adjacent roadways and trails.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[Help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[Help\]](#)

N/A

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 located on or near the site? If so, specifically describe. [\[Help\]](#)

The Casey/Davis house is listed in the Shoreline Historic Property Inventory Form. (See historic report for more detailed information.)

- 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. [\[Help\]](#)

No

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[Help\]](#)

GIS Data and meetings with Shoreline Historic Museum.

- 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.

Created Historic Report and have passed on photos and the original insert from the Bungalow Magazine to the Shoreline Historic Museum.

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. [\[Help\]](#)

Echo Lake Place North and Aurora Ave (Pacific Highway 99)

- 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? [\[Help\]](#)

Yes, Metro bus stops 3 blocks from site.

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- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[Help\]](#)

Previous structure had covered parking for 2 vehicles. The new home will include two 2 car garages and partial car port covering for 4 vehicles for a total covered parking capacity of 8 vehicles.

- 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). [\[Help\]](#)

No

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

No

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

8 to 10 trips per day, mostly commuting to work and to store. This is estimated from the current activities of this multigenerational family's employment status and general support needs.

- 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: [\[Help\]](#)

N/A

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. [\[Help\]](#)

No

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[Help\]](#)

N/A

16. Utilities

a. Circle utilities currently available at the site: [Help]

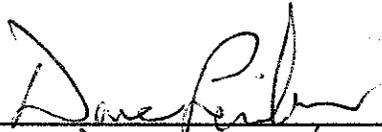
- Electricity, natural gas, water, refuse service, telephone, sanitary sewer, are available on or near the site.
- Septic system
- Other: Cable TV / Internet

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. [Help]

Electricity, Natural Gas, Water, Refuse Service, sanitary sewer and possibly Telephone and/or Cable TV service

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Name of signee Dave Leinweber
Position and Agency/Organization owner
Date Submitted: 8/6/2015

D. supplemental sheet for nonproject actions [\[Help\]](#)

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

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,