

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

Creekside Village on Vashon

2. Name of applicant:

Creekside Village on Vashon LLLP

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

Christopher Bric
9620 SW Bank Rd
Vashon, WA 98070
206-567-5540

4. Date checklist prepared:

09/07/2023

5. Agency requesting checklist:

King County

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

Anticipated construction start date in May 2023 with an expected total construction duration of 14 months.

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.

- Phase I Environmental Site Assessment prepared by Adapt Engineering on 9/13/2016
- Limited Phase II Screen prepared by Adapt Engineering on 03/23/2022
- Geotechnical Engineering Service Report prepared by GeoEngineers on 02/27/2019
- Arborist Report prepared by Greenforest Incorporated on 08/30/2023

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

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

King County Building Permit
King County Clearing and Grading Permit
Vashon Sewer District Approval
Water District 19 Approval
National Pollutant Discharge Elimination System (NPDES) Permit

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The overall site is 7.26 acres. The project will require a relocation plan of six existing mobile trailers on the east portion of the lot. Three new, two-story residential apartment buildings, one with an attached community building are proposed of Type VA construction. There will be 41 new residential units consisting of 12 one-bedroom, 21 two-bedroom, and 8 three-bedroom units for workforce housing. There will be 41 off-street parking spaces for residents and the community building in addition to a community garden, plaza, playground, and recreational areas.

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.

Site Address: 16816 95TH LN SW, VASHON, WA 98070
PARCEL: 292303-9148

Legal Lot Description:

THAT PORTION OF THE EAST 660 FEET OF THE SOUTH 660 FEET OF THE NORTH 825 FEET OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 3 EAST W.M., LYING NORTHWESTERLY OF THE COUNTY ROAD NO. 956 (CHARLES SCHAEFER ROAD);

EXCEPT THE NORTH 330 FEET OF THE WEST 132 FEET THEREOF;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION, SOUTH 602.6 FEET; THENCE NORTH 89°34'00" EAST 962.1 FEET TO AN IRON PIPE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°34'00" EAST 197.5 FEET; THENCE SOUTH 33°33'00" EAST 100 FEET, MORE OR LESS, TO THE NORTHWEST MARGIN OF SCHAEFER ROAD; THENCE SOUTHWESTERLY ALONG SAID MARGIN 305 FEET, MORE OR LESS, TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS DUE NORTH; THENCE DUE NORTH 210 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; AND EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR STREET BY DEED RECORDED UNDER KING COUNTY RECORDING NO. 6286141;

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The site generally slopes from west to east with a ravine type feature on the southern portion of the site and a flattened portion of the site in the northeast portion of the site. Topography ranges from approximately 290 feet on the west side of the project to approximately 235' on the east side of the site.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

The steepest slope of the site is approximately 30 to 35% located along the western portions of the site.

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.

The site is underlined by advance outwash (Qva & Qga) in the north and south portions of the site with Ice-contact deposits (Qvi or Qgoi) in the west and east project area. NCRS shows the site consisting of a small portion of the northeast corner and a large portion of the southwest corner Alderwood gravelly sandy with a large centrally location section of Indianola Loamy sand.

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

None identified.

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.

The project will disturb approximately 1.8 acres. Preliminary earthwork estimates indicate an estimated net import of 1,741 CY, assuming 6,376 CY of fill and 4,635 CY of cut proposed

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

A Temporary Erosion and Sediment Control Plan and Stormwater Pollution Prevention Plan was prepared for the project to limit any potential erosion caused by construction.

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

The project will be approximately 15% impervious.

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

A Temporary Erosion and Sediment Control Plan and Stormwater Pollution Prevention Plan was prepared for the project to limit any potential erosion caused by construction.

2. Air [Find help answering air questions](#)

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. Typical vehicular emissions will result from transient traffic under developed site conditions. Temporary exhaust emission will also occur along with some noise increase from heavy equipment during construction. Soil dust emissions may result from construction operations during dry weather conditions. Approximate quantities are not known.

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

No off-site sources of emissions or odor that may affect the proposal are known.

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

Construction activities will be limited to established King County standard work hours to reduce and control emissions, noise, and other impact to air. Water trucks or similar methods will be used to limit arrant dust from the site during construction.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

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

Yes, there is a type F stream located within the project boundary. Soundview consultants has provided a critical area report and denotes this stream as Stream Z. The stream ultimately discharges to the Puget Sound.

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.

The stream has a delineated 165 feet buffer which is not proposed to have any work completed within other than buffer revegetation for some existing improvements to be removed.

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 fill or dredging of the existing stream or wetland are proposed with this project.

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

No surface water withdrawals or diversion are proposed or required for the project.

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

The 100-year flooplain does fall within the southwest portion the boundary of the project but is outside the proposed limits of work and land disturbing activities.

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.

The project proposes no discharge of waste material to surface waters.

b. Ground Water: [Find help answering ground water questions](#)

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

No groundwater will be withdrawn or discharged to groundwater with the proposed project.

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

No waste material will be discharged into the ground from septic tanks or other sources as part of the project.

c. Water Runoff (including stormwater):

a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Stormwater from local offsite forested area and portions of public roadway will sheet flow to the proposed parking lot. Runoff from the parking area will be collected and conveyed to a underground detention facility, then treated with enhanced water quality treatment prior to being release via dispersion trench at the project area natural discharge location.

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

No waste material will be discharged into the ground from septic tanks or other sources as part of the project.

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

No, stormwater will be collected from impervious surface, detained to flow control requirements, treated and then dispersed as sheet flow from the project area natural discharge location.

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

The King County 2021 Surface Water Design Manual was used to design the stormwater collection, flow control and water quantity to mimic existing conditions as feasible.

4. Plants [Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

1.8 acres of the site will be cleared. See the landscape plan for the proposed vegetation.

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

No threatened or endangered plant species or critical habitat is known to be on or near our site.

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

Site landscaping is proposed in accordance with King County design of developed landscape areas and will make use of native plants as much as is practical.

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

No noxious weeds or invasive species are known to be on our site. According to King County imap, tansy ragwort and giant hogweed are present on nearby properties and ROW.

5. Animals [Find help answering animal questions](#)

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.

Birds: crows, pigeons, robins
Mammals: raccoons, squirrels, rats

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.

No

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

The proposed project will follow King County guidelines for Critical Areas as they relate to those listed on our site.

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

None known

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

1. **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 will be used for all domestic water heating systems and all space heating and cooling for residential units and the community building. Buildings will either have solar panels installed or be solar ready for future addition of rooftop photo voltaic.

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

No

3. **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 project will comply with the current Washington State Energy Code and the State's current Evergreen Sustainable Development Standard (ESDS). The community building will incorporate a small rooftop solar array to offset energy use.

7. Environmental Health [Find help with answering environmental health questions](#)

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

Only those risks typically associated with the development of residential uses and parking spaces.

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.**

None

4. **Describe special emergency services that might be required.**

Only medical and security emergencies typically associated with the proposed occupancies and uses.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

None

b. Noise

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

General ambient noise typically associated with rural neighborhoods.

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?

On a short-term basis during construction there would be tool and machinery noise associated with building activities. The general contractor will follow all guidelines from King County regarding noise mitigation and construction activities will not occur outside the allowed hours. For heavy equipment, operating hours are between 7 am and 7 pm on weekdays. For impact types of construction equipment, operating hours are between 8 am and 5 pm on weekdays. All other construction activities have operating hours between 7 am and 10 pm on weekdays.

3. Proposed measures to reduce or control noise impacts, if any.

The general contractor will follow any County guidelines required for noise mitigation. Work will only be performed during allowable hours or as otherwise approved by the County. The general contractor will manage and reduce all idling equipment and vehicles on the project.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

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 as a mobile home park with 6 trailers on site. Adjacent uses are single family residential. The plan will have no effect on current land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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?

The project site is not known to have been used as working farmlands or working forest lands, although early records indicate that a chicken house structure may have been built on site in 1920. Aerial photographs indicate that the site was converted to its current use by 1968.

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

c. Describe any structures on the site.

There are currently 6 mobile homes on site. Each mobile home has a small wood-framed storage unit.

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

No, the existing mobile homes and associated storage units will be relocated.

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

R-4-P-SO; Residential, 4 dwelling units per acre, Parcel-specific condition, Special district overlay

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

rt, Rural town

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

N/A

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

Yes, the southern portion of the site has been identified as a critical area due to two riverine wetlands associated with Gorsuch Creek which enters the property from the west and is joined by another stream from the south.

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

About 152 people are expected to live or work at the property.

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

13 people in 5 existing mobile homes are being displaced.

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

The developer has contracted with a company that specializes in providing residential relocation services in accordance with applicable local regulations and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

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

The proposed project will be reviewed by King County as part of the permit review process to confirm it complies with current land use and zoning regulations.

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

N/A

9. Housing [Find help answering housing questions](#)

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

41 total units of low- to middle-income housing will be provided on the property consisting of 12 one-bedroom units, 21 two-bedroom units, and 8 three-bedroom units.

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

5 existing low-income mobile home trailers would be relocated. An additional existing mobile home unit belonging to the landowner would also be removed.

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

The developer has contracted with a company that specializes in providing residential relocation services in accordance with applicable local regulations and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.

10. Aesthetics [Find help answering aesthetics questions](#)

- 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 proposed structure is 32'-3 1/2". The principal exterior building material will be painted fiber cement siding.

- 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 proposal has placed buildings further away from the right-of-way to the north to take advantage of the slope and to provide ample space for new landscaping in order to buffer the proposed structures from surrounding properties. The proposed structure are designed to be aesthetically compatible with the local architecture on Vashon in terms of height, form, and texture.

11. Light and Glare [Find help answering light and glare questions](#)

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

There will be no indoor luminaires pointed toward windows. All exterior lighting will be selected and located to minimize glare. There will be no light trespass onto other properties from exterior lighting.

Lighting will be on from dusk to dawn.

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

No

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

None

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

Light sources within all luminaires will be lensed/shielded exterior light fixtures and will be controlled via Astro-timeclocks to ensure they are only on from dusk until dawn. In addition, pole-mounted luminaires will be provided with integral motion sensors to automatically dim down the luminaires when no motion is detected nearby.

12. Recreation [Find help answering recreation questions](#)

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

Ober Park and SW Soper Rd Bike Trail

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

No

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

The project will include a new community building for residents of the property as well as several site amenities including raised garden beds, picnic tables, and play equipment.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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

- 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 evidence has been observed and no professional studies have been conducted.

- 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.**

Phase I Environmental Site Assessment

- 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

14. Transportation [Find help with answering transportation questions](#)

- 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 is served by SW Gorsuch Rd to the north.

- 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 site is 0.4 miles to the Ober Park Park and Ride which is served by Metro Bus Routes 118 and 119.

- c. **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).**

No

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

Yes, Vashon must be accessed via the Washington State Ferries by any worker not living on-island.

- e. **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?**

TENW prepared a Level I Traffic Impact Analysis (TIA) dated 9/8/2023 and determined that the proposed project is estimated to generate 249 net new weekday daily trips, with 23 net new trips occurring during the weekday AM peak hour and 24 net new trips occurring during the weekday PM peak hour.

f. 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

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

To provide sufficient stopping sight distance for vehicles approaching the site access location from the east, the applicant will coordinate with King County to clear and maintain the existing vegetation located along the north side of SW Gorsuch Road within the limits of the public right-of-way.

15. Public Services [Find help answering public service questions](#)

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 project will provide an additional 35 residential dwelling units to the property, many of which will be occupied by families with children. Residents of the development will use public services, transportation, health care, schools, etc. However, the degree to which such services would need to be increased is unknown.

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

None

16. Utilities [Find help answering utilities questions](#)

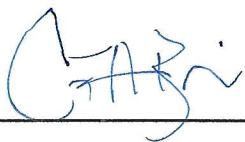
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

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

The proposed project will extend water services from existing water main in SW Gorsuch Rd onto the site to service the project. Sanitary sewer will be collected via gravity on-site and will be extended off-site via a force main to an existing force main located at the intersection of SW Gorsuch Rd and Vashon Hwy. Power and telecommunication services will also be extended off SW Gorsuch Rd into the property.

C. Signature [Find help about who should sign](#)

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.

X 

Type name of signee: Christopher Bric

Position and agency/organization: President, Shelter America Group

Date submitted: 09/19/2023

D. Supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

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

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

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

- **Proposed measures to avoid or reduce such increases are:**

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

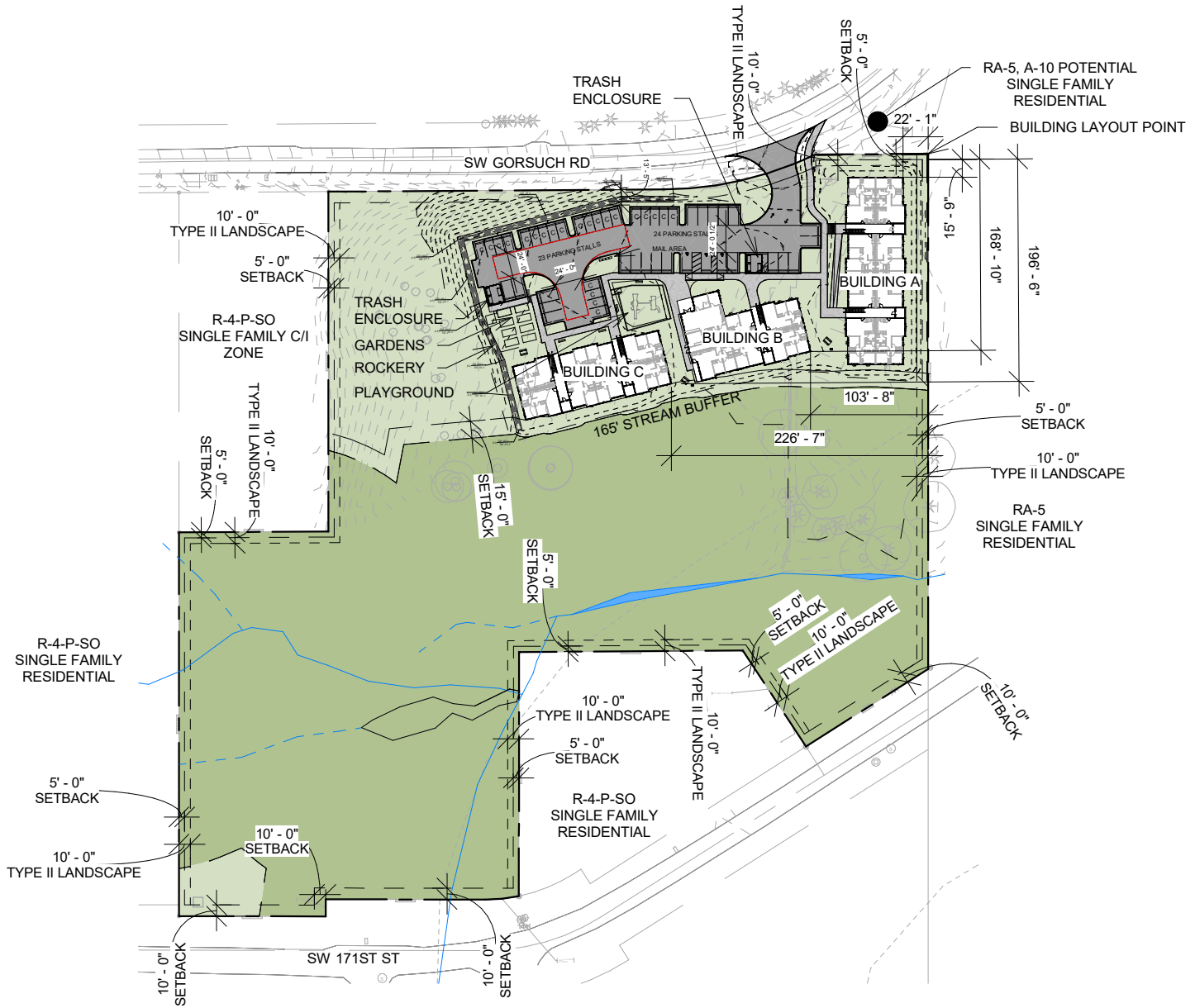
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

- **Proposed measures to reduce or respond to such demand(s) are:**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



10/9/2023 10:25:23 AM



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CREEKSIDE VILLAGE ON VASHON

16816 95TH LN SW
 VASHON, WA 98070

SITE PLAN

SCALE	1" = 140'-0"	SKETCH # 001
REVISION		
ISSUE DATE	09/06/23	REF. SHEET
PROJECT #	18060	



10/9/2023 10:25:25 AM



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CREEKSIDE VILLAGE ON VASHON

16816 95TH LN SW
VASHON, WA 98070

SITE PLAN - ENLARGED

SCALE	1" = 60'-0"	SKETCH #
REVISION		010
ISSUE DATE	09/06/23	REF. SHEET
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