



## 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 [\[HELP\]](#)**

	APPLICANT RESPONSE	AGENCY RESPONSE
1. Name of proposed project, if applicable:	Adventure Community Church - Rebuild	
2. Name of applicant:	Evelyn Hommas, Hommas Architects for Adventure Community Church (ACC)	

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3. Address and phone number of applicant and contact person:	27809 NE 49 <sup>th</sup> St. Redmond, WA 98053 Arch't contact: Evelyn Hommas 425/890-9232 ACC contact: Jon Griffin 206/890-2108	
4. Date checklist prepared:	4.2.21, Revised 6.28.21	
5. Agency requesting checklist:	City of Duvall	
6. Proposed timing or schedule (including phasing, if applicable):	Fall 2021	
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.	No	
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.	A geotechnical report by PanGeo has been prepared, dated 12.8.2020	
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.	No	
10. List any government approvals or permits that will be needed for your proposal, if known.	Master Use permit Site Plan Review permit Building permit	
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional	The project site includes 2 lots of approx. 100'x100' each and separated by a 16' sewer ROW. The total area of the 2 lots = 20,737sf. The church's original sanctuary on the south lot burned down in March, 2020. An existing 32'x50' fellowship building remains on the north lot. The proposal is to build a new 2-story sanctuary building with a footprint area of 2665sf at the location of the original building and	

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specific information on project description.)	improve the site throughout with landscaping, paving, and lighting as required by the city of Duvall. No improvements or modifications are proposed to the existing fellowship building.	
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.	Project address: 26632 NE Stella St. Duvall, WA 98019 Property fronts: NE Stella St, Broadway Ave. NE, and NE Cherry St. Legal: Duvall plat of Div #1 Lots 1 thru 4 & 19 thru 22	

**B. Environmental Elements** [\[HELP\]](#)

	APPLICANT RESPONSE	AGENCY RESPONSE
<b>1. Earth</b> <a href="#">[help]</a>		
a. General description of the site: (circle one): Flat, rolling, hilly, steep slopes, mountainous, other	Sloping down east to west.	
b. What is the steepest slope on the site (approximate percent slope)?	The middle third slopes up to 30%. The east third and west third are practically flat.	
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	3 to 5-1/2' of fill over Vashion till (sand, silt, and gravel)	

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results in removing any of these soils.		
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.	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.	The purpose of grading will be to prepare the site for the replaced building, the new paved parking, and the frontage improvements. The expected area of disturbance is 0.71 ac and the expected fill is 1,200 cy and the expected cut is 600 cy. Note these numbers have been increased slightly over the plan to account for potential variances in the final design. Source of fill would be an approved off-site source of structural fill.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.	No.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	Approx 80%.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:	See Geotech's report for recommendations. Any erosion during construction will be mitigated by the use of best management practices including the use of silt fencing at the perimeters, hay bales as needed, covering stockpile soil or cut slopes with plastic sheets, etc. Landscaping will provide permanent erosion control.	
<b>2. Air</b> <a href="#">[help]</a>		
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.	None known.	

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b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.	No.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any:	None.	
<b>3. Water</b> <a href="#">[help]</a>		
a. Surface Water: <a href="#">[help]</a>		
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.	No.	
2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.	No.	
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.	None.	
4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.	No.	
5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.	No.	
6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of	No.	

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waste and anticipated volume of discharge.		
b. Ground Water: <a href="#">[help]</a>		
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.	No.	
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.	None.	
c. Water runoff (including stormwater):		
1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.	The source of runoff is direct precipitation. Runoff from paved areas will be sloped to catchbasins, collected, treated, and discharged to the City storm system. Ultimate discharge is the Snoqualmie River. Calculations are included in the preliminary TIR.	
2) Could waste materials enter ground or surface waters? If so, generally describe.	Yes, any time runoff is exposed to pollutant generating surfaces such as parking lots, there is a chance for oils and heavy metals to enter the flow.	
3) Does the proposal alter or otherwise affect drainage	No.	

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patterns in the vicinity of the site? If so, describe.		
d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:	The runoff will be collected and treated with a pre-manufactured cartridge filter system prior to discharge to the City storm system. See the preliminary TIR for further information.	
<b>4. Plants</b> <a href="#">[help]</a>		
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	Shrubs exist in the setback along the west property line. No trees exist on site. There are (7) trees in the ROW that will be removed for required frontage improvements and replaced with new trees.	
b. What kind and amount of vegetation will be removed or altered?	No healthy shrubs will be removed. Additional shrubs and trees will be added for a landscape buffer along the west property line. New trees and shrubs will be added in landscape islands throughout the site.	
c. List threatened and endangered species known to be on or near the site.	None.	
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:	All plants used in the proposed landscaping are either native and/or drought tolerant to ensure viable growth and optimal use of water and maintenance.	
e. List all noxious weeds and invasive species known to be on or near the site.	Himalayan Blackberry, English Ivy and Japanese Knotweed on the West property line on the subject and the neighboring property. These will be eradicated from the subject property.	
<b>5. Animals</b> <a href="#">[help]</a>		
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:	None.	

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birds: hawk, heron, eagle, songbirds; mammals: deer, bear, elk, beaver; fish: bass, salmon, trout, herring, shellfish		
b. List any threatened and endangered species known to be on or near the site.	None.	
c. Is the site part of a migration route? If so, explain.	Yes, all of Duvall is in the Pacific Flyway.	
d. Proposed measures to preserve or enhance wildlife, if any:	None.	
e. List any invasive animal species known to be on or near the site.	None.	
<b>6. Energy and Natural Resources</b> <a href="#">[help]</a>		
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 heat pump and/or gas furnace for heating/cooling. Gas hot water tank. Electricity for lights and power.	
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.	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:	Proposal is to meet the 2018 WA State Energy code.	
<b>7. Environmental Health</b> <a href="#">[help]</a>		
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.	
1) Describe any known or possible contamination at the	See "Environmental Hazards Assessment" report prepared by JS Held, 4.2020.	

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site from present or past uses.	Some asbestos and lead were identified in the charred remains and were disposed of at an appropriate hazardous waste facility. All remains of the original building have been cleared from the site.	
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.	
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.	During construction, none beyond those materials common to a lightwood frame project. None during the operating life of the project.	
4) Describe special emergency services that might be required.	None.	
5) Proposed measures to reduce or control environmental health hazards, if any:	None.	
<b>b. Noise</b>		
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?	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.	Truck and construction noise between 7:00am and 6:00pm, as allowed by the city's noise ordinance.	
3) Proposed measures to reduce or control noise impacts, if any:	Limit construction hours to the time window permitted by the city.	
<b>8. Land and Shoreline Use</b> <a href="#">[help]</a>		

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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.	Current use of the site is a church. Adjacent properties are single family residential. The proposal will not affect current land uses on nearby or adjacent properties.	
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.	
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.	A Fellowship building exists on the north lot. 32'x50' footprint. 1 story with basement.	
d. Will any structures be demolished? If so, what?	No. The original sanctuary on the south lot burned completely and all remains have been removed.	
e. What is the current zoning classification of the site?	R6, Old Town Neighborhood	
f. What is the current comprehensive plan designation of the site?	Same as current designation	
g. If applicable, what is the current shoreline master program designation of the site?	Not applicable	
h. Has any part of the site been classified as a critical area by	No.	

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the city or county? If so, specify.		
i. Approximately how many people would reside or work in the completed project?	3-5 employees	
j. Approximately how many people would the completed project displace?	None.	
k. Proposed measures to avoid or reduce displacement impacts, if any:	None.	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:	The proposed rebuild will be reviewed through the city's Master Use and Site Plan Review permitting process to confirm compatibility with the neighborhood and the city.	
m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:	None.	
<b>9. Housing</b> <a href="#">[help]</a>		
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	None.	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	None.	
c. Proposed measures to reduce or control housing impacts, if any:	None.	
<b>10. Aesthetics</b> <a href="#">[help]</a>		
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	On the uphill (parking lot) side, the top of roof ridge is +/-34'-8" above the parking lot plus an additional 16'-9" to the top of the steeple. On the downhill side, the top of roof ridge is +/-44'-0" above the ground level, plus the steeple.	
b. What views in the immediate vicinity would be altered or obstructed?	None.	

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c. Proposed measures to reduce or control aesthetic impacts, if any:	Landscaping is proposed to screen the parking lot and to soften the south street facing façade.	
<b>11. Light and Glare</b> <a href="#">[help]</a>		
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?	Lighting is proposed as required by the city of Duvall: street lights, parking lot lights, pathway lights, plus a minimal amount of lights to illuminate the building façade and signage facing NE Stella St.. The lights would 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:	Engineered lighting analysis will be provided as required by the city of Duvall.	
<b>12. Recreation</b> <a href="#">[help]</a>		
a. What designated and informal recreational opportunities are in the immediate vicinity?	None.	
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:	Not applicable.	
<b>13. Historic and cultural preservation</b> <a href="#">[help]</a>		
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.	None known.	

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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.	
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.	None.	
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.	None.	
<b>14. Transportation</b> <a href="#">[help]</a>		
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 property is bordered by 3 existing streets: NE Stella St., Broadway Ave. NE, and NE Cherry St.	
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?	King County Metro services Duvall. The nearest boarding location from the site is approx 0.3 miles away, located at Main St NE and NE Stewart St.	
c. How many additional parking spaces would the completed project or non-project proposal have? How many	There were originally 30 parking spaces on site. The city required that the project provide as many parking spaces as originally provided. The	

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would the project or proposal eliminate?	project proposes 28 spaces on site and 2 parallel spaces on NE Cherry.	
d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).	The city requires improvements to all 3 frontages, including new curbs, sidewalks and street lights. Broadway also needs to be somewhat widened per the city's public works design standards.	
e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.	No.	
f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?	Vehicular trips are expected to be similar to the volume generated by the original building, with peak volumes during Sunday morning services. The only trucks anticipated are mid-week trash/recycle service trucks.  No transportation models were used.	
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:	None.	
<b>15. Public Services</b> <a href="#">[help]</a>		
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.	
b. Proposed measures to reduce or control direct impacts on public services, if any.	None.	

**APPLICANT RESPONSE**

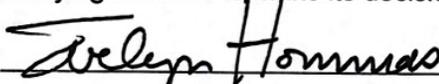
**AGENCY RESPONSE**

**16. Utilities** [help]

<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other</p>	<p>Electricity, natural gas, water, refuse service, telephone, sanitary sewer, cable service, and storm.</p>	
<p>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.</p>	<p>Electricity and gas are provided by PSE. The existing overhead power lines along NE Stella will need to be buried, as required by the city.</p>	

**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: Evelyn Hommas

Position and Agency/Organization: Hommas Architects

Date Submitted: 4.7.21; Revised 6.28.21