



STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE

For more information about this project visit www.redmond.gov/landuseapps

PROJECT INFORMATION

PROJECT NAME: Maplewood

SEPA FILE NUMBER: SEPA-2016-01622

PROJECT DESCRIPTION:

This proposal is for a unit lot subdivision that would divide the R-18 section (.6 acres) into 8 zero-lot line single family lots, with one affordable unit.

PROJECT LOCATION: Northwest Portion of overall site

SITE ADDRESS:

APPLICANT: Josh Beard

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Heather Maiefski

PHONE NUMBER: 425-556-2437

EMAIL: hmaiefski@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

There is no comment period for this DNS. Please see below for appeal provisions.

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 10/21/2016.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, no later than 5:00 p.m. on 11/04/2016, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: October 7, 2016

For more information about the project or SEPA procedures, please contact the project planner.

RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

PROJECT ACTION

(Revised 5/27/15)

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

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

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference the question number.

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

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

Planner Name: Heather Maiefski

Date of Review: September 1, 2016

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: <div style="background-color: #ffffcc; padding: 2px;">Maplewood</div></p> <p>2. Name of applicant: <div style="background-color: #ffffcc; padding: 2px;">Amalani LLC/IBBO LLC</div></p> <p>3. Address and phone number of applicant and contact person: <div style="background-color: #ffffcc; padding: 2px;">Please see attached sheet for contact information</div></p> <p>4. Date checklist prepared: <div style="background-color: #ffffcc; padding: 2px;">October 09, 2015</div></p> <p>5. Agency requesting checklist: <div style="background-color: #ffffcc; padding: 2px;">City of Redmond Planning and Community Development</div></p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p style="margin-left: 20px;">i. Acreage of the site: <u>2.31</u></p> <p style="margin-left: 20px;">ii. Number of dwelling units/ buildings to be constructed: <u>8</u></p> <p style="margin-left: 20px;">iii. Square footage of dwelling units/ buildings being added: <u>Approx. 17,000 sf</u></p> <p style="margin-left: 20px;">iv. Square footage of pavement being added: <u>6,700 sf</u></p> <p style="margin-left: 20px;">v. Use or principal activity: <u>Residential</u></p> <p style="margin-left: 20px;">vi. Other information: <div style="background-color: #ffffcc; padding: 2px; display: inline-block; width: 150px; height: 15px;"></div></p> <p>7. Proposed timing or schedule (including phasing, if applicable): <div style="background-color: #ffffcc; padding: 2px;">Site construction is expected to begin in spring of 2017, subject to approval process and market demands. Building construction is proposed to start in late summer 2017. No phasing.</div></p>	<div style="background-color: #c6e0b4; padding: 5px; text-align: center;">HM +</div> <div style="background-color: #c6e0b4; padding: 5px; text-align: center;">HM</div> <div style="background-color: #c6e0b4; padding: 5px; text-align: center;">Core Design Josh Beard (425) 885-7877</div> <div style="background-color: #c6e0b4; padding: 5px; text-align: center;">HM</div> <div style="background-color: #c6e0b4; padding: 5px; text-align: center;">HM - 8 zero lot townhomes</div> <div style="background-color: #c6e0b4; padding: 5px; text-align: center;">HM</div> <div style="background-color: #c6e0b4; padding: 5px; text-align: center;">HM</div>

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<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>HM</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>A drainage report, critical area report, critical aquifer recharge area report, arborist report, geotechnical engineering study and site development plans.</p>	<p>HM - Environmental Checklist and Wildlife Report</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>HM</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Preliminary Plat Approval, SEPA Determination, Drainage Plan Approval, Water and Sewer Construction Plan Approval, Grading Permit, Final Approval, Residential Building Permits.</p>	<p>HM</p>
<p>12. 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.</p> <p>The total site is approximately 100,816 sf or 2.31 acres and segmented into two areas: the western area of 28,196 sf is zoned R-18, and proposes an 8 unit-lot short plat with town homes (the Project Area); the remaining area of 72,622 sf is zoned R-5 encumbered by a TDR easement</p>	<p>HM</p>

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<p>13. 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.</p> <p>Please see attached sheet and vicinity map for location of proposal.</p>	<p>HM - Located on the south side of NE 85th St and the East side of 167th Ave NE</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input checked="" type="checkbox"/> Hilly</p> <p><input checked="" type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The steepest slope on site is approximately 45%. The high point of the property is in the northeast corner and the low in the southwest. As the slope descends to the southwest it does taper slightly and becomes less steep.</p>	<p>HM</p> <p>HM</p>

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<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? 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.</p> <p>The Redmond plateau is mantled by Vashon lodgement till. Areas of Vashon recessional outwash are mapped near the base of the slope. Pre-Fraser deposits are also mapped on the slopes of the plateau in the vicinity of the site.</p>	<p>HM</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p>	<p>HM</p>
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>The purpose of grading is to construct the proposed short plat to City standards and to provide building pads for the townhouses, with balanced cut (100 +/- CY) and fill (100 +/- CY) material originating from the site.</p>	<p>HM - A soldier pile wall will be constructed along the north side of the plat which will vary in height up to approximately 13-feet</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Yes, however, the use of BMPs is expected to mitigate erosive situations.</p>	<p>HM - Proposed development to meet City Erosion Control Requirements and implement BMP's</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approximately 62% of the Project Area will be covered by impervious surfaces</p>	<p>HM</p>

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A temporary erosion and sedimentation control (TESC) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: silt fence, catch basin</p>	<p>HM - Proposed development to meet City Erosion Control Requirements and implement BMP's </p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>No landfill or excavation will occur after the site is developed.</p>	<p></p>
<p>2. Air</p>	<p></p>
<p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) 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.</p> <p>During construction there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other sources typical of a residential neighborhood.</p>	<p>HM</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>Off-site sources of emissions are those typical of the residential neighborhoods that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses.</p>	<p>HM</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.</p>	<p>HM - Required to keep construction equipment properly maintained.</p>

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<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>There is a stream within near proximity. However, no work is proposed to occur within 160' of the stream. Please reference site plans and critical area report for more detailed information regarding the stream.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p>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.</p> <p>None</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p>	<p>HM - A Class IV Stream with a 25-foot buffer is located within a portion of the site protected in an easement for Transfer of Development Rights (TDR)</p> <p>HM - According to the answer in Question 1 above work will occur beyond 160-feet</p> <p>HM</p> <p>HM</p>

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<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p>	<p>HM</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p>	<p>HM</p>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p>	<p>HM</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>Due to site constraints (setbacks, grading, etc), it is infeasible to construct adequate roof infiltration systems for the proposed Project Area</p>	<p>HM - A majority of the subject site is located within a protected TDR easement with no changes to the current runoff. The portion of the site to be developed will meet City Stormwater</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No.</p>	<p>HM</p>

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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>No groundwater will be withdrawn. Public water mains will be installed as part of the plat construction. No water will be discharged to groundwater except through the incidental infiltration of stormwater.</p> <p>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.</p> <p>Not applicable. The site will be served by sanitary sewers.</p>	<p>HM</p> <p>HM</p>
<p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>The proposed discharge from the site will be to the new tight line storm drainage system at this project's natural discharge location, the southwest property corner. Drainage is then routed to the south as it does in its natural condition. Runoff treatment will be provided in the City of Redmond facility located offsite. No other on site treatment is required.</p>	<p>HM</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with automobile discharges and yard and garden preparations. Pollutants generated during construction include suspended solids and trace petroleum hydrocarbons.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>Discharge from the site is to the existing natural discharge location.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>A City approved storm drainage system will be designed and implemented to mitigate any adverse impacts from stormwater runoff. Temporary erosion control measures will include silt fence and mulching, plastic covering, temporary/permanent seeding, and dust control as needed.</p>	<p>HM - to meet City Stormwater Management Regulations</p> <p>HM</p> <p>HM - to meet City Stormwater Management Regulations</p>
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p>Skunk Cabbage <input checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	<p>HM</p>

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<p>Other types of vegetation (please list)</p> <p>Indian Plum, dull Oregon grape, trailing blackberry, salmonberry, English ivy, Himalayan blackberry.</p>	<p>HM</p>																				
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Understory and trees located in the building pad and access areas will be removed as well as trees in near proximity to these elements. Trees will be retained in the rear of the Project Area and remainder of the site to satisfy City of Redmond's tree retention requirements.</p>	<p>HM</p>																				
<p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.</p>																					
<table border="1"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>3</td> <td>2</td> <td>1</td> <td>33</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>163</td> <td>29</td> <td>134</td> <td>82</td> </tr> <tr> <td>Percentage (%)</td> <td>166</td> <td>31</td> <td>135</td> <td>81</td> </tr> </tbody> </table>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	3	2	1	33	Significant (6" – 30" dbh*)	163	29	134	82	Percentage (%)	166	31	135	81	<p>HM - 35% Tree Retention for developable portion of the site and 87% retention for the site as a whole.</p>
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<p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p><i>* DBH – Diameter at breast height</i></p>																					
<p>d. List threatened or endangered species known to be on or near the site.</p> <p>There are no known threatened or endangered species on or near the site.</p>	<p>HM</p>																				

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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">Proposed landscaping may include the use of native or drought resistant plant. Invasive species found on site will be removed to enhance existing vegetation where retained.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="background-color: #ffffcc; padding: 5px;">According to the King County Noxious Weeds Map there are no known weeds near the site.</p>	<p style="background-color: #c8e6c9; padding: 5px;">HM - City Landscaping Requirements to be met.</p> <p style="background-color: #c8e6c9; padding: 5px;">HM</p>
<p>5. Animals</p>	
<p>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.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p>	<p style="background-color: #c8e6c9; padding: 5px;">HM</p>
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p style="background-color: #ffffcc; padding: 5px;">Pileated woodpecker (a priority species) was observed near the site.</p>	<p style="background-color: #c8e6c9; padding: 5px;"></p>
<p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p style="background-color: #ffffcc; padding: 5px;"></p>	<p style="background-color: #c8e6c9; padding: 5px;">HM</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Per Redmond Zoning Code, the site will retain a minimum of 81% of the existing trees. Non-invasive vegetation and a mix of native plants will be added to the site to help to provide additional wildlife habitat. A preliminary landscape plan has been completed and submitted as part of this package.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>There are no known invasive animal species known to be on or near the site.</p>	<p>HM - 35% Tree Retention for developable portion of the site and 87% retention for the site as a whole.</p> <p>HM</p>
<p>6. Energy and Natural Resources</p>	
<p>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.</p> <p>Electricity and natural gas will be the primary source of energy used to provide heating and cooling to each home. These forms of energy are immediately available to the site.</p>	<p>HM</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p>	<p>HM</p>
<p>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.</p> <p>The requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures will be evaluated for the suitability in all new construction.</p>	<p>HM</p>

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<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>[Redacted]</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>[Redacted]</p> <p>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.</p> <p>[Redacted]</p> <p>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. (for example: flammable liquids, combustible liquids, flammable gases, combustible or flammable fibers, flammable solids, unstable materials, corrosives, oxidizing materials, organic peroxides, nitromethane, ammonium nitrate, highly toxic material, poisonous gas, smokeless powder, black sporting powder, ammunition, explosives, cryogenics, medical gas, radioactive material, biological material or high piled storage (over 12' in most cases).</p> <p>[Redacted]</p>	<p>[Redacted]</p> <p>HM</p> <p>[Redacted]</p> <p>HM</p> <p>[Redacted]</p> <p>HM</p> <p>[Redacted]</p> <p>HM - BMP's will be in place.</p>

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<p>4. Describe special emergency services that might be required.</p> <p>None to our knowledge.</p>	<p>HM</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>There are no proposed measures because there are no known or expected environmental health hazards.</p>	<p>HM</p>
<p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>No negative affect is anticipated from off-site noises. The main source of off-site noise in the area originates from the vehicular traffic present on 167th Ave NE and 166th Ave NE.</p> <p>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.</p> <p>Short-term noise impacts will result from the use of construction and building equipment during site development and home construction. These temporary activities will be limited to legal working hours as prescribed by City Code. Long-term impacts will be those associated with the increase of human population, additional traffic and noise associated with residential area will occur in the area.</p>	<p>HM</p> <p>HM</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Building construction will be done during the hours prescribed by the City of Redmond. Construction equipment will be equipped with muffler deceives and idling time will be encouraged to be kept to a minimum.</p>	<p>HM</p>
<p>8. Land and Shoreline Use</p> <p>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.</p> <p>Site: Vacant North: Single Family East: Single Family South: Single Family (Town homes) West: 167th Ave NE The proposal is not expected to impact nearby uses.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is 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 non-farm or non-forest use?</p> <p>No.</p> <p>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?</p> <p>No</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>

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<p>c. Describe any structures on site.</p> <p>There are no structures on site.</p>	<p>HM</p>
<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what?</p>	<p>HM</p>
<p>e. What is the current zoning classification of the site?</p> <p>The area of site proposed for construction is zoned R-18 The remainder of site is zoned R-5</p>	<p>HM - The portion of the site located in the TDR easement is R-5</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>The area of site proposed for construction is designated Multifamily Urban The remainder of site is designated Single-Family Urban</p>	<p>HM</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A</p>	<p>HM</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>There is a Stream located on site.</p>	

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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Approximately 20 (8 x 2.5 persons per dwelling unit).</p>	<p>HM</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>None. The site is currently vacant.</p>	<p>HM</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None.</p>	<p>HM</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The project will comply with the current zoning of the site, and the townhouses will be of similar size and style to the surrounding developments.</p>	<p>HM</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>None as there is no lands of this type around the site.</p>	<p>HM</p>
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>0</u></p> <p>Manufacturing <u>0</u></p> <p>Office <u>0</u></p> <p>Retail <u>0</u></p>	

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<p>Service (specify) <u>0</u></p> <p>Other (specify) <u>0</u></p> <p>Residential <u>100%</u></p>	<p>HM</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>Construction will be performed to the IBC type as required during time of approval.</p>	<p>HM</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>17,000 sf</p>	<p>HM</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>0 sf</p>	<p>HM</p>
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>8 units. They will be in the middle income range with one affordable unit.</p>	<p>HM</p>

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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>No units will be eliminated.</p>	<p>HM</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>The project will comply with the current zoning of the site and will be similar in style to surrounding homes.</p>	<p>HM</p>
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>The buildings will not exceed the maximum height as allowed by zoning code.</p>	<p>HM</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No territorial views would be obstructed.</p>	<p>HM</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The project will comply with the current zoning of the site and will be similar in style to surrounding homes, including landscaping.</p>	<p>HM</p>

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<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p>Building lighting and exterior lighting and vehicles using the site. Before dawn and evenings.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Not to our knowledge.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Sources from vehicles and street lighting from the adjacent streets and neighborhoods.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>-There is a trail system which currently connects the site to The Rise Plat -Edge Skate Park is approximately .4 miles away -Anderson Park is approximately .5 miles away</p>	<p>HM</p>

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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <div style="background-color: #ffffcc; height: 100px; width: 100%;"></div> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <div style="background-color: #ffffcc; height: 100px; width: 100%; padding: 5px;">None proposed.</div>	<div style="background-color: #c8e6c9; height: 100px; width: 100%; display: flex; align-items: center; justify-content: center;">HM</div> <div style="background-color: #c8e6c9; height: 100px; width: 100%; display: flex; align-items: center; justify-content: center;">HM</div>
<p>13. Historic and Cultural Preservation</p> <p>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, generally describe.</p> <div style="background-color: #ffffcc; height: 100px; width: 100%; padding: 5px;">Not to our knowledge</div>	<div style="background-color: #c8e6c9; height: 100px; width: 100%; padding: 5px;">HM - According to Department of Archeology and Historic Preservation (DAHP) no previously recorded information has been documented on this site.</div>

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<p>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.</p> <p>None to our knowledge.</p>	<p>HM - According to Department of Archeology and Historic Preservation (DAHP) no previously recorded information has been documented on this site.</p>
<p>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 Archaeological and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.</p> <p>None, there are no known impacts. If an archaeological site is found during the course of construction, the State Historical Preservation Officer will be notified.</p>	<p>HM - The Department of Archeology and Historic Preservation (DAHP) was contacted and responded on April 28, 2016.</p>
<p>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.</p> <p>None, there are no known impacts. If an archaeological site is found during the course of construction, the State Historical Preservation Officer will be notified.</p>	<p>HM</p>

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<p>14. Transportation</p> <p>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.</p> <p>167th Ave NE fronts the site.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>.14 miles (NE 83rd St & 166th Ave NE) .15 miles (166th Ave NE & NE 83rd St) .14 miles (166th Ave NE & NE 87th St)</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>The project will provide 15 parking spaces. The project will eliminate no parking spaces.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Yes. There will be public frontage improvements along 167th Ave NE.</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>

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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No</p>	<p>HM</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>71</u> If known, indicate when peak volumes would occur: _____ - _____ a.m. and _____ - _____ p.m. How many of these trips occur in the a.m. peak hours? <u>7</u> How many of these trips occur in the p.m. peak hours? <u>8</u> 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?</p> <p>Institute of Transportation Engineers (ITE) Trip Generation Manual , 9th Edition</p>	<p>HM</p>
<p>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.</p> <p>No</p>	<p>HM</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The City will impose traffic impacts fees which the developer will have to pay.</p>	<p>HM</p>

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: #ffffcc; padding: 5px;">The need for public service such as fire, health, and police protection will be typical of a single family development of this size. The school children originating from the homes in this development will attend the schools in the Lake Washington School District.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Other 	<p style="text-align: center;">HM</p> <p style="text-align: center;">HM - City requires Impact Fees for Fire, Parks and School</p> <p style="text-align: center;">HM</p>

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<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 will be provided by Puget Sound Energy. Natural Gas will be provided by Puget Sound Energy. Water Service will be provided by City of Redmond. Sanitary Sewer will be provided by City of Redmond.</p>	<p>HM</p>

C. SIGNATURE

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

Signature: Joshua Beard Digitally signed by Joshua Beard
 DN: cn=Joshua Beard, o=Core Design, Inc, ou,
 email=jpb@coredesigninc.com, c=US
 Date: 2015.10.12 07:43:11 -07'00'

Name of Signee: Joshua Beard

Position and Agency/Organization: Project Manager/Core Design, Inc.

Relationship of Signer to Project: Agent

Date Submitted: 10/12/15

LEGAL DESCRIPTION

PARCEL A, SHAUGHNESSY HEIGHTS BLA, CITY OF REDMOND
BOUNDARY LINE ADJUSTMENT NUMBER L060367, RECORDED UNDER
20070226900021, IN KING COUNTY, WASHINGTON.