



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

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

## PROJECT INFORMATION

**PROJECT NAME:** MV Transport Yard Expansion

**SEPA File Number:** SEPA-2019-01057

### **PROJECT DESCRIPTION:**

New accessory fleet vehicle storage parking lot to serve existing adjacent MV Transportation site. No new building proposed. Site will provide vehicle storage space for approximately 325 passenger vehicles, shuttles, and buses. Development agreement from 2007 had a SEPA checklist and DNS issued. This project action has a SEPA checklist which discloses impacts within the scope of the original SEPA checklist. The original DNS will be adopted and a new threshold determination will be issued for this project level action.

**PROJECT LOCATION:** 0725069141

**SITE ADDRESS:** 0 No Address  
Redmond, WA 98052

**APPLICANT:** Robert Power

**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:** Elise Keim

**PHONE NUMBER:** 425-556-2480

**EMAIL:** [Ekeim@redmond.gov](mailto:Ekeim@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 02/28/20**

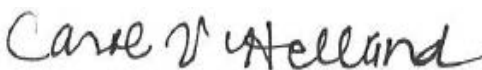
### **APPEAL PERIOD**

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 March 13, 2020**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**Date of Issuance:** 02/13/20

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

**RESPONSIBLE OFFICIAL:** Carol V. Helland  
Interim Planning Director

SIGNATURE: 

**RESPONSIBLE OFFICIAL:** Dave Juarez  
Public Works Director

SIGNATURE: 

**Address:** 15670 NE 85th Street Redmond, WA 98052

**CITY OF REDMOND**

**ENVIRONMENTAL CHECKLIST**

**PROJECT ACTION**

*(Revised March 2018)*

**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.

Review Planner:

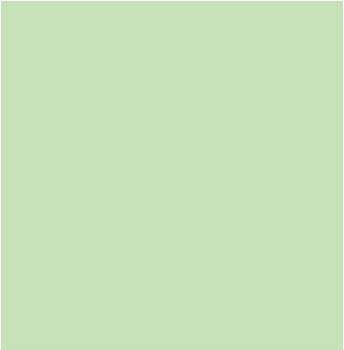
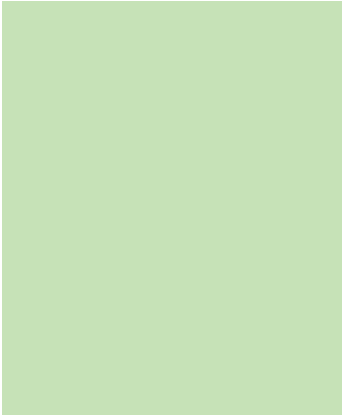

Elise Keim

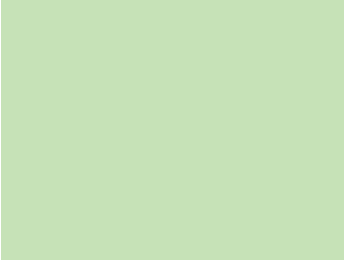

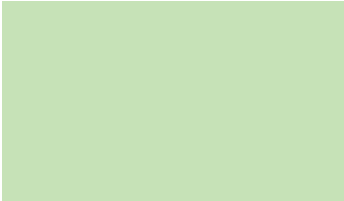
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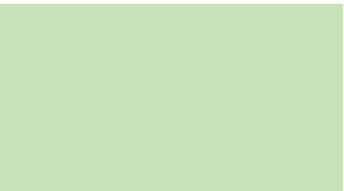
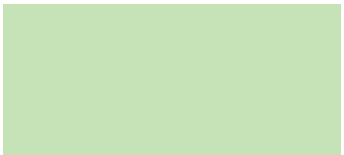
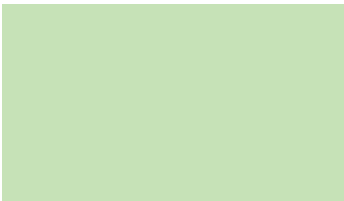
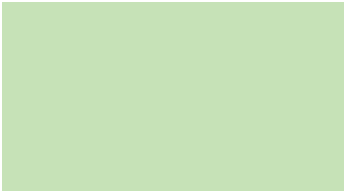

12/27/2019

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>A. <u>BACKGROUND</u></b></p> <p>1. Name of proposed project, if applicable:  <u>MV TRANSPORTATION FACILITY EXPANSION</u></p> <p>2. Name of applicant:  <u>Diana Atvars</u></p> <p>3. Address and phone number of applicant and contact person:  <u>Jackson   Main Architecture 311 1st Ave. S Seattle WA 98104 2063244800</u></p> <p>4. Date checklist prepared:  <u>August 10, 2019</u></p> <p>5. Agency requesting checklist:  <u>Redmond Planning Department for building permit application</u></p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <ul style="list-style-type: none"> <li>i. Acreage of the site: <u>4.13 acres</u></li> <li>ii. Number of dwelling units/ buildings to be constructed:  <u>None</u></li> <li>iii. Square footage of dwelling units/ buildings being added:  <u>None</u></li> <li>iv. Square footage of pavement being added: <u>125,472</u></li> <li>v. Use or principal activity: <u>Parking lot.</u></li> <li>vi. Other information: <u>accessory parking for MV Transit</u></li> </ul> <p>7. Proposed timing or schedule (including phasing, if applicable):  <u>The project will be constructed during a single phase with an approximate duration of 3 months. Construction will start as soon as a permit is issued.</u></p>	Evaluation area with green bars

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Union Hill Corporate Campus Development Agreement, Amendment No 1 to Union Corporate Campus Development , Geo-technical Report, Critical Areas Report, Critical Areas Aquifer Recharge Report</p>	<p>Development Agreement (DA) cites RCW 43.21C.240(2)&amp;(3) for adequacy of mitigation. Applicants shall submit a completed SEPA checklist to confirm consistency with impacts disclosed in the DA checklist</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>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Land use permit along with eventual civil permit for the site work.</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 site (4.13 acres) will be used as parking lot expansion for MV Transit maintenance building and parking lot across the street. The site will be graded accordingly and will require several short (under 4') retaining walls at several locations in order to maintain a safe lot grade. Other buffer areas will be heavily landscaped in order to protect the slopes and improve aesthetics of the project.</p>	<p>325 parking stalls, not categorically exempt, adopt 2007 DNS and checklist per WAC 197-11-630, new threshold determination required</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>The parcel does not have an official assigned address:  Parcel: 0725069141  NE 1/4 OF NW 1/4 OF SECTION 07, TOWNSHIP 25 NORTH,  RANGE 06 EAST, W.M.  Legal: LOT 3, CITY OF REDMOND SHORT PLAT NO. L081452,  AS RECORDED SEPTEMBER 6, 2012, UNDER RECORDERS  NO. 210120906900004, IN KING COUNTY, WASHINGTON.</p>	
<p><b>B. ENVIRONMENTAL ELEMENTS</b></p> <p><b>1. Earth</b></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 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 existing slope is 2:1 or greater. The maximum proposed slope is 3:1 (33.3%). Small retaining walls will be utilized in several areas on site in order to maintain this maximum.</p>	 

To Be Completed By Applicant	Evaluation for Agency Use Only
<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 soil types are generally undocumented fill consisting of silty sand, gravel, and debris.</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>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 majority of the site will need to be re-graded, where the new parking area and landscape will be. Existing road and sidewalk areas within the property boundaries will remain as-is. It is our intent to balance the site soils so that minimal export will be required. Exact calculations will be determined as further analysis is performed.</p>	<p>original 2007 DA SEPA contemplated over 500,000 CY cut and fill, civils show approximately 26,000 CY cut and fill for this project. Not categorically exempt, but consistent with impacts described in original SEPA. 2007 SEPA to be adopted</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>No, the site is currently graded with little vegetation, therefore proposed project will actually decrease any current erosion risk by stabilizing slopes with vegetation and retaining walls. Erosion control measure will be followed during construction.</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>The site will be approximately 79.95% asphalt/paved areas. There will be no building on site.</p>	<p>MP zone maximum of 80% impervious</p>


To Be Completed By Applicant	Evaluation for Agency Use Only
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>The completed site will be mostly impervious the remaining area will be landscaped to meet the City of Redmond's Zoning Code. During construction, erosion control measures consistent with city requirements will be followed.</p>	
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Most likely yes. It is our intent to balance site grading to minimize these export soils.</p>	
<p><b>2. Air</b></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 the emissions will be dust and equipment exhaust. There should be no other emissions during construction. Upon completion, the site will be used as vehicle storage for buses, vans and automobiles. Only exhaust emissions will be present upon completion of the project.</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>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>There are no measures to reduce or control emissions to the air.</p>	

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<p><b>3. Water</b></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 type="checkbox"/> Yes <input checked="" 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> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <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> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <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> <div style="background-color: yellow; padding: 5px;">Does not apply. there is no fill and dredge material that will be places or removed.</div> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the proposal require permanent dewatering or temporary dewatering?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <div style="background-color: yellow; height: 60px; width: 100%;"></div>	<div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div>



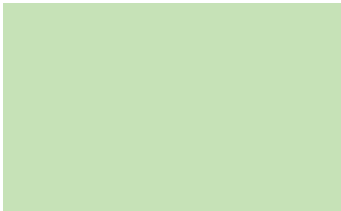
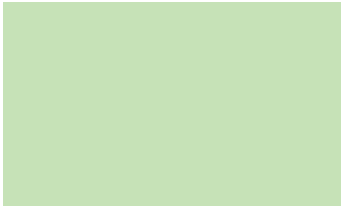

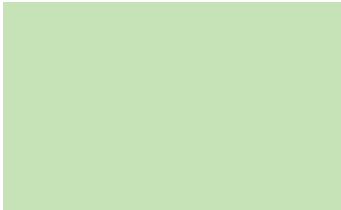
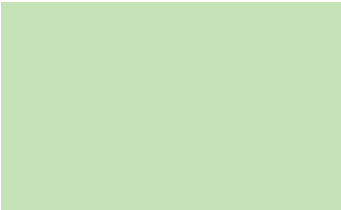
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. Does the proposal lie within a 100-year floodplain?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p> <div style="background-color: yellow; height: 80px; width: 100%;"></div>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>
<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> <div style="background-color: yellow; height: 80px; width: 100%;"></div>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No            If yes, answer questions 8 &amp; 9. If no, go to the next section.</p> <div style="background-color: yellow; height: 80px; width: 100%;"></div>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <div style="background-color: yellow; height: 80px; width: 100%; padding: 5px;"> <p>All runoff will ultimately be discharged into Bear Creek (approx. 1 mile downstream of the project).</p> </div>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <div style="background-color: yellow; height: 80px; width: 100%; padding: 5px;"> <p>No.</p> </div>	<div style="background-color: #c8e6c9; height: 80px; width: 100%;"></div>



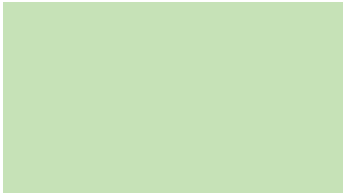
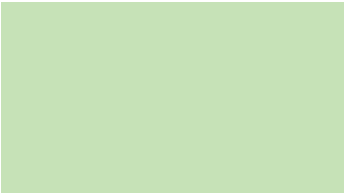
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <div style="background-color: yellow; height: 120px; width: 100%;"></div> <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> <div style="background-color: yellow; padding: 5px;">Does not apply. no waste material will be discharged into the ground from any source.</div> <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> <div style="background-color: yellow; padding: 5px;">[see final page of this checklist for response]</div>	<div style="background-color: #c8e6c9; height: 120px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 120px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 120px; width: 100%;"></div>


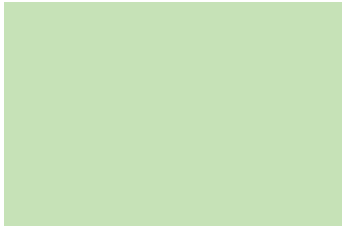


To Be Completed By Applicant	Evaluation for Agency Use Only
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No, the storm water will be collected and directed per city storm system.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>The storm water will be collected and discharged into the city system per the drainage manual.</p>	
<p><b>4. Plants</b></p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" 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 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>	

To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>The site is generally cleared and unmaintained with only grasses and weeds present.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Grasses, weeds and scrub brush. All existing vegetation on site will be replaced with improved and maintained native landscaping throughout the site.</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" data-bbox="237 934 1039 1386"> <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 (&gt;30" dbh*)</td> <td>0</td> <td>NA</td> <td>NA</td> <td>NA</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>0</td> <td>NA</td> <td>NA</td> <td>NA</td> </tr> <tr> <td>Percentage (%)</td> <td>NA</td> <td>NA</td> <td>NA</td> <td>NA</td> </tr> </tbody> </table> <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>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None known</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0	NA	NA	NA	Significant (6" – 30" dbh*)	0	NA	NA	NA	Percentage (%)	NA	NA	NA	NA	<div style="background-color: #d9ead3; height: 80px; margin-bottom: 10px;"></div> <div style="background-color: #d9ead3; height: 120px; margin-bottom: 10px;"></div> <div style="background-color: #d9ead3; height: 220px; margin-bottom: 10px;"></div> <div style="background-color: #d9ead3; height: 100px;"></div>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	0	NA	NA	NA																	
Significant (6" – 30" dbh*)	0	NA	NA	NA																	
Percentage (%)	NA	NA	NA	NA																	

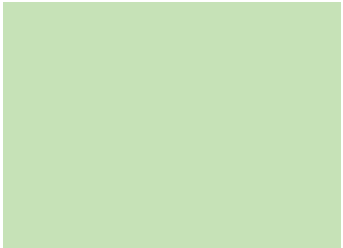

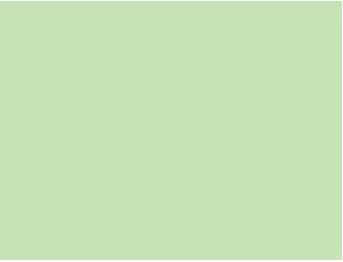
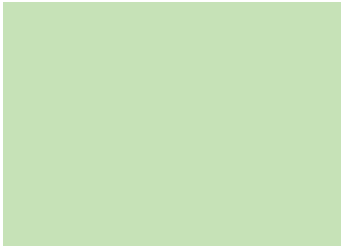
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">New landscaping will be provided based on City of Redmond's landscaping requirements. Upon completion of development there will be approximately 20.05% landscaping</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;">None known.</p>	<div style="background-color: #c8e6c9; height: 100%; width: 100%;"></div>
<p><b>5. Animals</b></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 checked="" type="checkbox"/>          Other <input 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>b. List any threatened or endangered species known to be on or near the site.</p> <p style="background-color: #ffffcc; padding: 5px;">None known</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>	<div style="background-color: #c8e6c9; height: 100%; width: 100%;"></div>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Does not apply as no wildlife is know to be present on site. new landscaping meeting the City of Redmond requirements will be provided.</p>	
<p>e. List any invasive animal species known to be on or near the site.</p> <p>None known.</p>	
<p><b>6. Energy and Natural Resources</b></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>Gasoline and diesel fuel will be used during construction. The site will not have any building, therefore there will be no energy resources required. Electricity will be required for site lighting.</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>Does not apply as this project will not include any building.</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>None Required as this project will not include any building.</p>	

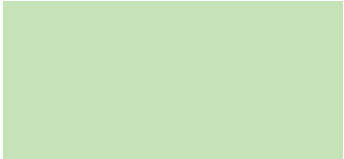

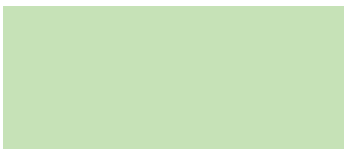

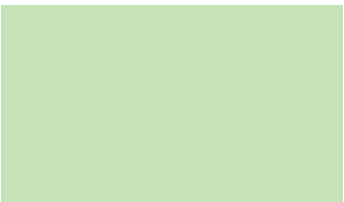

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>7. Environmental Health</b></p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe.</p> <p>There is risk of minimal fuel/oil spill from the vehicles that will be stored on site.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>Based on the recent environmental reports, there is significant undocumented fill on site. This poses a relatively low environmental concern risk for the proposed development. There are several suspected contamination/cleanup sites in the nearby vicinity, but are all considered low risk to the subject site. Please refer to the CAR/CARA for more information.</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>The most likely impact on the proposed development would be encountering asphalt-laden soil (petroleum product) during excavations and could be mitigated using the provided soil management plan. Nearby sites are not anticipated to pose a REC to the subject site.</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>There is risk of minimal fuel/oil spill from the vehicles that will be stored on site.</p>	      

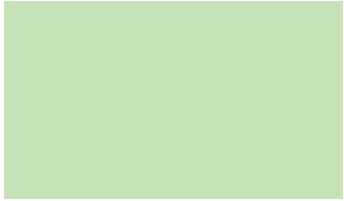
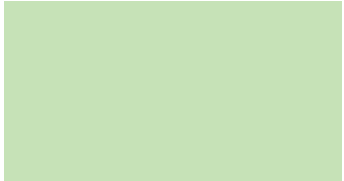
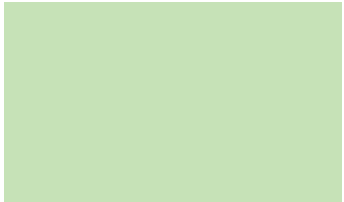
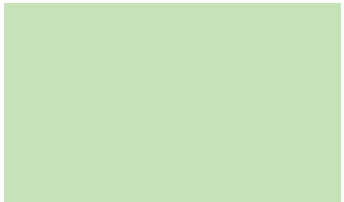

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<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services will be required. Police, fire ambulance services may be required in an emergency situation, and will have adequate access to all portions of the site in the event of an emergency.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>None required.</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>There is no significant existing noise in the area that would affect this project.</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 - construction noise. Construction will occur only during business hours defined by the city of Redmond's Zoning. Long Term - vehicle movement from buses, vans and cars. operations will be 24 hours a day during the week and 8:00 AM to 5:00 PM on weekends. Note as additional routes are added, the hours of operation may increase on weekends.</p>	  





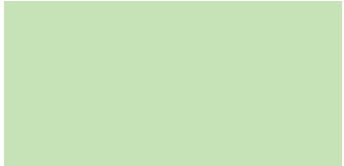




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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>The site will have perimeter landscaping that should reduce the noise levels leaving the site.</p>	
<p><b>8. Land and Shoreline Use</b></p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The current site is vacant with very little vegetation. To the north is Costco, to the east is the Cadman plant, to the south is the FedEx distribution building, to the southwest is MV Transit (which this site will serve) and to the west is a, under-construction self storage building and associated parking.</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>Not in the recent past. the site is part of a master plan that was developed years ago.</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>	    

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<p>c. Describe any structures on site.</p> <p>None.</p>	
<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what?</p>	
<p>e. What is the current zoning classification of the site?</p> <p>MP - Manufacturing Park Zone</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Manufacturing Park.</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Does not apply, we are not in a shoreline designated area.</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>Critical Area Recharge Area Zone II</p>	

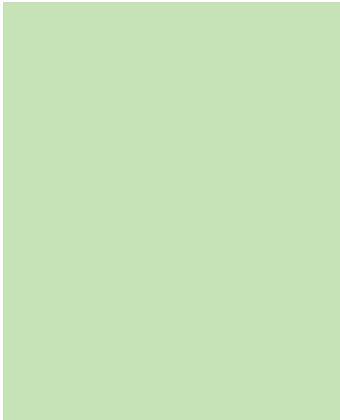

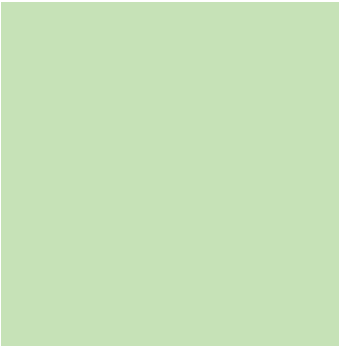
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>None, this is a transportation storage yard for commuter vehicles.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>None, there are not current uses on the site.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Does not apply, there are no current uses on the site so there are no displacement impacts.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposal meets the requirement of the current zoning and comprehensive plan.</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>Does not apply, there is no nearby agricultural or forest lands nearby.</p>	
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>None</u></p> <p>Manufacturing <u>None</u></p> <p>Office <u>None</u></p> <p>Retail <u>None</u></p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) <u>None</u></p> <p>Other (specify) <u>100% vehicle storage yard</u></p> <p>Residential <u>None</u></p>	
<p>0. What is the proposed I.B.C. construction type?</p> <p><u>Does not apply - there will be no building.</u></p>	
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p><u>None, there will be no building.</u></p>	
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p><u>None, there will be no building.</u></p>	
<p><b>9. Housing</b></p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p><u>Does not apply, there will be no units provided.</u></p>	

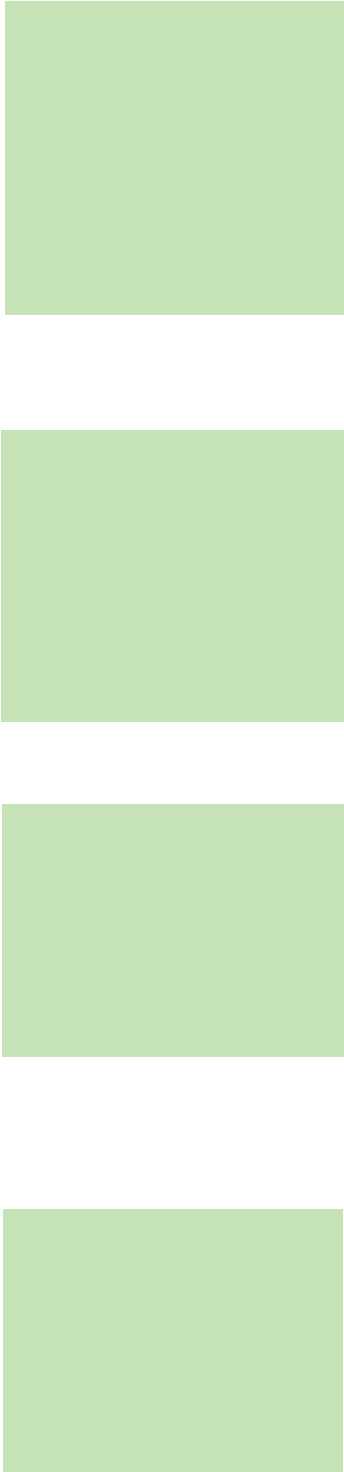
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Does not apply, there are not current units on site.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Does not apply, there are not units eliminated or added.</p>	 
<p><b>10. Aesthetics</b></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>Does not apply, there are no building on site.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>There are no building on site, but we will provide landscaping as required by the City of Redmond.</p>	


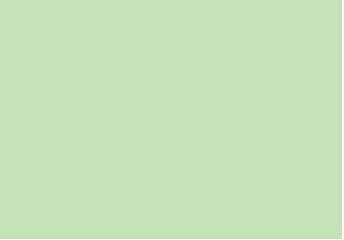

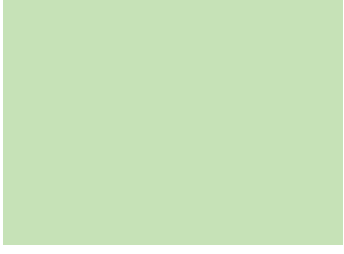
To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>11. Light and Glare</b></p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p>The site will have parking lot lighting throughout the night. Perimeter landscaping should help minimize any disruption to nearby streets and properties.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No. Perimeter landscaping should help minimize any disruption to nearby streets and properties.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>No negative impacts.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>The lighting will be designed to City Standards using directional lighting that only lights the site.</p>	
<p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>None.</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> <p>None.</p> <div style="background-color: #ffffcc; height: 100px; width: 100%;"></div>	<div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div> <div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div>
<p><b>13. Historic and Cultural Preservation</b></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;"> <p>No</p> </div>	<div style="background-color: #c8e6c9; height: 100px; width: 100%;"></div>

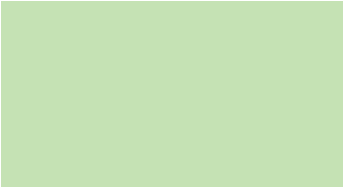
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>None anticipated.</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>While no discoveries are anticipated, in the event of a finding the GC shall follow the City's "Inadvertent Discovery Plan".</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>A site grading and development permit will be required. The project will meet the requirements set forth by the City of Redmond.</p>	



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<p><b>14. Transportation</b></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>The site is bordered by NE 73rd Street to the south, 188th Avenue NE to the east, NE 76th Street to the north and private road to the west. Site access will be from the private road.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>The site does not currently have public transportation. the nearest bus stop is approximately 1/2 mile away at the corner of 180th Avenue NE and NE 76th Street.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>The completed project will have 325 stalls. The project will not eliminate any current stalls.</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>ADA ramps in the existing walkways have been evaluated for ADA compliance and will be updated to current standards. An existing curb cut on 188th will be eliminated as a part of this proposal.</p> <p>We are aware of DA Item 10(g) and DA amendment #3 Item 4: the mentioned 80th Trail and its impacted parcels and easements do not occur at this site.</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>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 1199 If known, indicate when peak volumes would occur: 7:00 - 9:00 a.m. and 4:00 - 6:00 p.m. How many of these trips occur in the a.m. peak hours? 52 How many of these trips occur in the p.m. peak hours? 101 What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? 0 What data or transportation models were used to make these estimates?</p> <p>Traffic Study by TSI dated August 14, 2019</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>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>None.</p>	

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<p><b>15. Public Services</b></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;">Police and fire due to the new parking lot.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">Provide a well lit site to deter theft and vandalism.</p> <p><b>16. Utilities</b></p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Electricity</li> <li><input checked="" type="checkbox"/> Natural Gas</li> <li><input checked="" type="checkbox"/> Water</li> <li><input checked="" type="checkbox"/> Refuse Service</li> <li><input checked="" type="checkbox"/> Telephone</li> <li><input checked="" type="checkbox"/> Sanitary Sewer</li> <li><input type="checkbox"/> Septic System</li> <li><input type="checkbox"/> Other</li> </ul>	<div style="background-color: #c8e6c9; height: 120px; margin-bottom: 10px;"></div> <div style="background-color: #c8e6c9; height: 120px; margin-bottom: 10px;"></div> <div style="background-color: #c8e6c9; height: 230px;"></div>

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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 required for lighting - Puget Sound Energy. Storm sewer - City of Redmond Public works.</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.

**Applicant Signature:**



**Name of Signee:**

Diana Atvars

**Position and Agency/Organization:**

Jackson | Main Architecture

**Relationship of Signer to Project:**

Project manager working for the architect.

**Date Submitted:**

December 17, 2019

Question 3.c.1. Full Response:

c. Water Runoff (including storm water):

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.

In the developed conditions, drainage will be divided into two distinct basins. The first basin known as the on-site basin is comprised of the new parking area and internal landscape areas. Runoff from the on-site basin will be collected by a system of catch basins and underground piping to a new on-site detention vault from where it will discharge to the existing municipal system in 188th Avenue NE, which ultimately flows to the existing regional pond.

The second basin is known as the off-site basin and is comprised of the adjacent paved roadway areas and the landscape areas just beyond the new parking area. Runoff from the off-site basin will continue to flow to the existing municipal system, ultimately discharging to the existing regional pond.

