

# 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:** Redmond 13

**SEPA FILE NUMBER:** SEPA-2019-01225

LAND-2018-00627

**PROJECT DESCRIPTION:**  
SEPA for Redmond 13

**PROJECT LOCATION:** 11069 172nd Ave NE

**SITE ADDRESS:** 11069 172nd Ave NE  
REDMOND, WA 98052

**APPLICANT:** Justin Lagers

**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:** Benjamin Sticka

**PHONE NUMBER:** 425-556-2470

**EMAIL:** [bsticka@redmond.gov](mailto:bsticka@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.

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

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 .**

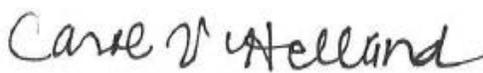
### **APPEAL PERIOD**

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 03/26/2020**, 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 DNS ISSUANCE:** March 13, 2020

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

**RESPONSIBLE OFFICIAL:** Carol V. Helland  
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:

**Ben Sticka**

Date of Review:

**January 14, 2020**



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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.                      Proposed construction of 13 SFR homes.</p>	<p>BTS</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.                      Arborist Report: Green Forest Incorporated <del>June 4, 2018</del> <b>October 17, 2019 - BTS</b> <b>BTS</b>                      Arborist Addendum: Green Forest Incorporated <del>June 4, 2018</del> <b>October 17, 2019 - BTS</b>                      Geotech Report: Earth Solutions NW <del>June 5, 2018</del> <b>January 14, 2020 - BTS</b>                      Critical Area Report: Sewall Wetland Consulting <del>May 16, 2018</del> <b>October 31, 2019 - BTS</b></p>	<p>BTS</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.                      There are no proposals or applications pending government approval that will directly affect this proposal and therefore this does not apply. <b>There are no other proposals that are pending for governments approvals. BTS.</b></p>	<p>BTS</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.                      SEPA Determination.....City of Redmond                      Grading and Building Permits.....City of Redmond                      NPDES NOI ..... WSDOE                      Other Customary Construction Related Permits..City of Redmond</p>	<p>BTS</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.                      Subdivide existing parcel equaling 3.006 ac. into 13 SFR lots ranging from 4,887 s.f. to 13,344 sf. Site area and frontage improvement total 3.207 ac.</p>	<p>BTS</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>The Project is located in the NE Quarter, Section 36, Township 26, Range 5 E.</p> <p>Site address: 113xx 172nd Ave NE, Redmond, WA Parcel Number 3626059098</p>	<p>BTS</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 checked="" type="checkbox"/> Rolling</p> <p><input 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>Site slopes from east to west with grades varying from 3% up to 30% in isolated areas.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p> <p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</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>Alderwood gravelly sandy loam Medium dense to dense glacial till (see geotech report)</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</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>There is no surface indications or history of unstable soils in the immediate area and therefore this does not apply.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</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 the site grading will be to construct road, utilities and house pads. Select fill material may be imported as well as the possibility of exporting unwanted soils at an approved location. Site area including ROW improvements is 3.207 ac. The propose grading plan will minimize the cut and fill depths. For a total import of 1,390 cy on the project. The site area including ROW improvements is 3.141 acres - BTS</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations - 2,180 c.y. of cut and 3,570 c.y. of fill</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction. However, the Project will comply with all applicable erosion control measures, short and long term.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</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 60% of the site will be covered with impervious area.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</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 control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, stabilized construction entrance, and other measures which may be required at the time of construction.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, there will be over <del>100 c.y.</del> of excavation throughout the lifetime of the project. <b>There will be a total of 2,180 cy of excavation throughout the lifetime of the project. - BTS</b></p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations</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>Short-term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. The project will not result in any known long-term air emissions.</p>	<p>BTS - (Air Operations Permits; Puget Sound Air Quality Agency)</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>Off- site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.</p>	<p>BTS - (Air Operations Permits; Puget Sound Air Quality Agency)</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before leaving the construction site.</p>	<p>BTS - (Air Operations Permits; Puget Sound Air Quality Agency)</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 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>Monticello Creek, approximately 350 ft from Site, discharges into Bear Creek after conveying stormwater in easterly direction approximately one mile.</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>The described waters are not within 200 feet of the site therefore this does not apply.</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>There will be no fill or dredge material placed or removed from any surface water or wetland.</p> <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> <p>There is no existing surface water or groundwater that will require any dewatering efforts therefore this does not apply.</p>	<p>BTS - RZC 21.64.010.E.2 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p>BTS - RZC 21.68 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p>BTS - RZC 21.64 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p>BTS - Stormwater Notebook Section 2.5.7 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</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>The site is not within a 100 year floodplain therefore this does not apply.</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>This proposal does not involve any discharge of waste materials to surface water therefore this does not apply.</p> <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> <p>The property is located within the Bear/Evans Creek Watershed and therefore this does apply</p> <p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>BMPs will be implemented to the maximum extent feasible per the Geotechnical Engineers recommendations. BMPs will be evaluated for each lot.</p> <p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No the project does not propose an increase in fecal coliform levels in the surface water and therefore this does not apply.</p>	<p>BTS - RZC 21.64.040 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p>BTS - RMC 13.06.066, 13.06.054 and Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p>BTS - Watershed Management Plan 2013 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p>BTS - LID Assessment in Stormwater Notebook &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p>BTS - RMC 13.06.054 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</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 style="background-color: yellow;">This proposal will not include groundwater being withdrawn from a well or have any water discharged to the groundwater therefore this does not apply.</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 style="background-color: yellow;">No waste material will be discharged into the ground. The project is proposing a sewer main extension to serve the proposed project.</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 style="background-color: yellow;">All surface water on site will be collected and conveyed to the proposed stormwater detention facility located in northeastern corner of existing parcel. Site frontage will be collected via a proposed conveyance system, then conveyed south to existing system in 172nd Ave NE. Frontage area will not be considered when sizing proposed detention facility for the Project Site.</p>	<p style="background-color: #d9ead3;">BTS - RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p style="background-color: #d9ead3;">BTS -RMC 13.06.054, RMC 15.24.095 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p style="background-color: #d9ead3;">BTS - RMC 15.24 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>The proposed stormwater system will be designed to minimize or eliminate entry of waste materials or pollutants to ground water resources and /or surface waters. Oils, grease, and other pollutants from the addition of paved areas could potential enter the groundwater or downstream surface water runoff.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>There may be an increase of runoff due to the added impervious surfaces although the pattern of drainage in the vicinity is unlikely to be affected.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>The City approved stormwater drainage system will be designed and implemented in order to mitigate any adverse impacts from stormwater runoff. Temporary and permanent drainage facilities will be used to control quality and quantity of surface runoff during construction and after development.</p> <p><b>4. Plants</b></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 checked="" 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>	<p>BTS - RMC 13.06.066, RMC 13.06.054 &amp; RMC 13.06, Stormwater Management Code &amp; Stormwater Technical Notebook</p> <p>BTS Stormwater Technical Notebook &amp; RMC 13.06, Stormwater Management Code</p> <p>BTS - Stormwater Technical Notebook &amp; RMC 13.06, Stormwater Management Code</p>

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<p>Other types of vegetation (please list)</p> <p>Blackberry bushes</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Large area of blackberry bushes to be removed as well as 50 trees.</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="237 932 1040 1388"> <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>16</td> <td>10</td> <td>6</td> <td><del>41%</del> 37.5% BTS</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>61</td> <td>40</td> <td>21</td> <td><del>36%</del> 34.4% BTS</td> </tr> <tr> <td>Percentage (%)</td> <td>100%</td> <td>65%</td> <td>35%</td> <td></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>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	16	10	6	<del>41%</del> 37.5% BTS	Significant (6" – 30" dbh*)	61	40	21	<del>36%</del> 34.4% BTS	Percentage (%)	100%	65%	35%		<p>BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p>BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>
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<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>BTS - RZC 21.64 Critical Areas</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;">Landscaping will be installed in accordance with the City of Redmond Codes.</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;">There are no known noxious weeds or invasive species on or near the site.</p>	<p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>
<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 checked="" type="checkbox"/></p> <p>Mammals: Deer <input checked="" 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;">There are no known threatened or endangered species on or near the site.</p> <p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p style="background-color: #ffffcc; padding: 5px;">Western Washington is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.</p>	<p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 &amp; 10 Regulations, NMFS and USFWS</p> <p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 &amp; 10 Regulations, NMFS and USFWS</p> <p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 &amp; 10 Regulations, NMFS and USFWS</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>The project is proposing to leave portion of the lots undisturbed and retain as many trees as possible.</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 on or near the site.</p>	<p>BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 &amp; 10 Regulations, NMFS and USFWS</p> <p>BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 &amp; 10 Regulations, NMFS and USFWS</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>Electricity and/or natural gas will serve as the primary energy source for residential heating and cooking within the development. Any wood stoves incorporated into the new residential units will comply with all local and State regulations.</p>	<p>BTS - RZC 21.17, Adequate Public Facilities</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>This project will not affect the potential use of solar energy by adjacent properties therefore this does not apply.</p>	<p>BTS - RZC 21.17, Adequate Public Facilities</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 required measures of the Washington State Energy Code and the Uniform Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.</p>	<p>BTS - RZC 21.17, Adequate Public Facilities</p>

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<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>There are no environmental health hazards that could occur as a result of this proposal therefore this does not apply.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>There are no known or possible contaminations at the site from past or present practices therefore this does not apply.</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>No hazardous chemicals or conditions exist to our knowledge.</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>Concrete handling and material storage, on-site fueling and repair/maintenance of heavy equipment, and fertilizers and pesticides.</p>	<p>BTS - RMC 6.36 Noise Standards, Model Toxics Control Act</p> <p>BTS - RMC 6.36 Noise Standards, Model Toxics Control Act</p> <p>BTS - RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act</p> <p>BTS - RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services will be required.</p> <p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>The Project will implement Element 9 of the Construction Stormwater Pollution Prevention Plan to reduce or control any environmental health hazards during construction.</p>	<p>BTS - RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act</p> <p>BTS - RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act</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>The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.</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 impacts will result from the use of construction equipment during construction of the storm drainage conveyance system. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Heavy equipment, hand tools and transporting materials generate construction noise.</p>	<p>BTS - RZC 6.36, Noise Standards</p> <p>BTS - RZC 6.36, Noise Standards</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Construction will be performed during normal daylight hours in accordance with City of Redmond regulations.</p>	<p>BTS - RZC 6.36, Noise Standards</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>Adjacent properties on all sides are single-family residential.</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>The site has never been used as working farmlands or working forest lands therefore this does not apply.</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><del>The proposal will not affect surrounding working farm or forest land.</del></p> <p>There are no farm or forest lands within the vicinity of the project. BTS</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p> <p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p> <p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>

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<p>c. Describe any structures on site.</p> <p>The site currently has an existing shop.  <b>BTS - The existing shop is 1,220 square feet, but will be demolished as indicated in letter d. below.</b></p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>The existing shop will be demolished.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>e. What is the current zoning classification of the site?</p> <p>R-4 Single-Family Urban Residential</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Single Family Urban</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>The Site is not on any shoreline and does not have a shoreline master program designation therefore this does not apply.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>No part of this site has been classified as a critical area by the City or County, therefore this does not apply.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>

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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Approximately 33 individuals will reside in the completed residential development. (13 units x 2.57 persons per household = 33.41~ 33 individuals).</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>There will be no one displaced as part of this project.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Since no people will be displaced as a result of the proposal this does not apply.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposed development is compatible with the prescribed land use codes and designations for this site. The development is consistent with the projected land use of this property.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</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, proposed development is not commercial nor are any of the neighboring parcels.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</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>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>Type V construction for the project.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>Approximately 4,000 s.f. per house including the garage.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>There will be options for homeowners to add decks and patios. However, any addition must meet all City of Redmond zoning code requirements.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</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>The completed project will provide thirteen single-family unit. Units will be priced with a market orientation to the middle-income level buyer. There will also be one lot that will be an affordable house.</p>	<p>BTS - RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing</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>There is no existing house on the site.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Since there are no existing houses on site this does not apply.</p>	<p>BTS - RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing</p> <p>BTS - RZC 21.08 Residential Regulations, RZC 21.20 Affordable Housing</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>The maximum building height will conform to City of Redmond building and zoning codes (Max 35 ft.). The exterior building materials will be primarily wood or composite siding.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>The views in the immediate vicinity will not be altered.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The location of the building adheres to or exceeds the minimum setback requirements of the zoning code.</p>	<p>BTS - RZC 21.08.180 Residential Development &amp; Architectural, Site and Landscaping Design Regulations</p> <p>BTS - RZC 21.42 Public View Corridors</p> <p>BTS - RZC 21.08.180 Residential Development &amp; Architectural, Site and Landscaping Design Regulations</p>

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<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 style="background-color: yellow;">Light and glare will be produced from building lighting. Light will also be produced from vehicles using the site. The light and glare will occur primarily in the evening and before dawn.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p style="background-color: yellow;">Light and glare from the project will not cause hazards and interfere with views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="background-color: yellow;">The primary off-site source of light and glare will be from the vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="background-color: yellow;">Street lighting, when deemed necessary, will be installed in a manner that directs the light downward.</p>	<p style="background-color: #c8e6c9;">BTS - RZC 21.34 Lighting</p>
<p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="background-color: yellow;">Jonathan Hartman Park is approximately 1.3 miles from Site.</p> <p style="background-color: yellow; color: red;">On-site recreation will be provided in Tract B of the proposed development. A bocce ball court will be provided. Also, a minimum of 20% of each lot will be left as open space. BTS</p>	<p style="background-color: #c8e6c9;">BTS - RZC 21.36 Open Space, RMC 3.10 Impact Fees</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> <p>The proposed project will not displace any existing recreational uses therefore this does not apply.</p> <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>The project is proposing to provide a large open space over the detention facility. The project is also proposing to leave portions of the lots undisturbed of individual lot open space.</p>	<p>BTS - RZC 21.36 Open Space, RMC 3.10 Impact Fees</p> <p>BTS - RZC 21.36 Open Space, RMC 3.10 Impact Fees</p>
<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> <p>No historical building listed on or near the site.</p>	<p>BTS - RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP</p>

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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>There are no landmarks, features or other evidence of Indian or historic use or occupation for this Site. There is also no material evidence, artifacts, or areas of cultural importance on or near the site therefore this does not apply.</p>	<p>BTS - RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP</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>A cultural study has been conducted for the project site.</p> <p>The field investigation from the cultural study consisted of examination of the landform, surface inspection, examination of mature cedar trees for cultural modification, and excavation of five shovel probes across the project area. No archaeological sites, isolated artifacts, or culturally modified trees were identified within the project area during the course of this survey. Caldera Archaeology recommends that development of the parcels proceed with no further archaeological oversight. If at any time during development of the property the developing contractors uncover any materials that appear to be older than 50 years, the City of Redmond standard Inadvertent Discovery Plan will be implemented to document the site and minimize, mitigate and avoid further disturbance to cultural resources. BTS</p>	<p>BTS - RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP</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>There are no known impacts. If an archaeological Site is found during the course of construction , the State Historic Preservation Officer will be notified.</p>	<p>BTS - RZC 21.30 Historic &amp; Archaeological Resources, Section 106 Review, DAHP</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 style="background-color: #ffffcc; padding: 5px;">All lots will access new Road A that accesses 172nd Ave NE an existing road.</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 style="background-color: #ffffcc; padding: 5px;">172nd Ave NE &amp; NE 111th St and 172nd Ave NE &amp; NE 115th Way are the current bus stop locations. The first bus stop is roughly 0.1 miles south of Site and the second is 0.1 miles north of Site.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p style="background-color: #ffffcc; padding: 5px;"><del>Two per lot with a total of 26 parking spaces.</del> The project will not be eliminating any parking spaces. The project will be providing an additional 52 parking spaces. There will be two driveway parking spaces and two garage parking spaces per lot. BTS</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 style="background-color: #ffffcc; padding: 5px;">ROW improvements along 172nd Ave NE are proposed and will be dedicated to the City.</p>	<p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</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,the project will not use water, rail, or air transportation.</p>	<p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 124 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? 10 How many of these trips occur in the p.m. peak hours? 13 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>Trip Generation Technical Memorandum from TraffEx dated April 9, 2018</p>	<p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</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>The proposal will not affect or be affected by any movement of agricultural and forest products on roads or streets in the area therefore this does not apply..</p>	<p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The development will be contributing a proportionate share for its traffic impacts.</p>	<p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p>

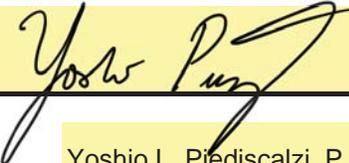
To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>15. Public Services</b></p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: #ffffcc; padding: 5px;">Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size. School age children generated by this development will attend schools in the Lake Washington School District #414.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through traffic and school mitigation programs, if required.</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>	<p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.17 Adequate Public Facilities, RMC 3.10, Impact Fees</p> <p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.17 Adequate Public Facilities, RMC 3.10, Impact Fees</p> <p style="background-color: #c8e6c9; padding: 5px;">BTS - RZC 21.17 Adequate Public Facilities</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> <table border="0"> <tr> <td>Electricity</td> <td>Puget Sound Energy</td> </tr> <tr> <td>Natural Gas</td> <td>Puget Sound Energy</td> </tr> <tr> <td>Water</td> <td>City of Redmond</td> </tr> <tr> <td>Sewer</td> <td>City of Redmond</td> </tr> </table>	Electricity	Puget Sound Energy	Natural Gas	Puget Sound Energy	Water	City of Redmond	Sewer	City of Redmond	<p>BTS - RZC 21.17 Adequate Public Facilities</p>
Electricity	Puget Sound Energy								
Natural Gas	Puget Sound Energy								
Water	City of Redmond								
Sewer	City of Redmond								

**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:

Yoshio L. Prediscazi, P.E.

Position and Agency/Organization:

Civil Engineer / D.R. STRONG Consulting Engineers

Relationship of Signer to Project:

Consultant

Date Submitted:

10.24.19