



# 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:** Rosewood Court

**SEPA FILE NUMBER:** SEPA-2019-01129

### **PROJECT DESCRIPTION:**

Residential development to consist of 51 detached single-family lots along with access, utilities, off-site utility extension and landscape / grading to support aforementioned lots. The site contains steep slopes, wetlands, a stream, hazardous liquid pipeline and overhead transmission power lines.

**PROJECT LOCATION:** Parcel: 1246700080, 1246700090, 1246700100

**SITE ADDRESS:** 0 No Address  
KIRKLAND, WA 98033

**APPLICANT:** Raelyn Hulquist

**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:** Scott Reynolds

**PHONE NUMBER:** 425-556-2409

**EMAIL:** [sreynolds@redmond.gov](mailto:sreynolds@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 06/12/2020.**

### **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 06/29/2020**, 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:** May 29, 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:

**Scott Reynolds**

Date of Review:

**5/22/20**



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 style="text-align: center;">SR</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>Critical Areas Determination Report and Wildlife Report both prepared by Wetland Resources Inc; Geotechnical Report prepared by Terra Associates, Inc.; Drainage Report prepared by LDC, Inc.; Tree Report prepared by Creative Landscape Solutions; Landscape Plan prepared by Cramer Design Consultants; and Traffic Impact Analysis prepared by Gibson Traffic Consultants.</p>	<p style="text-align: center;">SR</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 style="text-align: center;">SR</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>The following approvals are required from the City of Redmond - Preliminary and Final Plat approvals, Construction Plan approval, including water and sewer plans, natural gas and electric plans, SEPA Determination, Landscape Plan and Tree Removal approvals, Right of way permit and Building Permits for the individual homes. An NPDES construction general stormwater permit from Department of Ecology.</p>	<p style="text-align: center;">SR</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 Rosewood Court proposal consists of a 51-lot single family detached residential development including the required clearing, tree removal and grading associated with utilities (Sewer, Water, Storm, Electric, Communication and Natural Gas), roadway, landscape and construction associated with a typical residential project. The project size is 10.5 acres.</p>	<p style="text-align: center;">SR Existing Hazardous Liquid pipeline runs through the project. Long term protection compliance will be addressed under RZC 21.26:  Hazardous Liquid Pipelines</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 project consists of three underlying tax parcels, in King County. The parcels numbers are 1246700090, 1246700100, 1246700080. Their addresses are 10428 and 10612 134th Ave NE, Redmond, WA. These properties lie within Section 34, Township 26 North, Range 5 East. The legal description, vicinity map and topographic map are included on the plans being submitted in conjunction with this SEPA Checklist.</p>	<p style="text-align: center; color: red;">SR</p>
<p><b>B. ENVIRONMENTAL ELEMENTS</b></p> <p><b>1. Earth</b></p> <p>a. General description of the site</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Flat</li> <li><input type="checkbox"/> Rolling</li> <li><input type="checkbox"/> Hilly</li> <li><input checked="" type="checkbox"/> Steep slopes</li> <li><input type="checkbox"/> Mountainous</li> <li><input type="checkbox"/> Other</li> </ul> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The site in general slopes down gently to the east at approximately 2 to 5 percent. An area of steep slope exists on the northerly and at the southeastern portion of the site. Slopes in these areas exceed 40 percent.</p>	<p style="text-align: center; color: red;">SR (21.64, Critical Areas: Clearing and Grading Regulations)</p> <p style="text-align: center; color: red;">SR (21.64, Critical Areas: Clearing and Grading Regulations)</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>Generally the soil on the site consists of Alderwood gravelly sandy loam. There are no agricultural land or soils of long-term commercial significance present.</p>	<p>SR (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>SR (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>Soils on site will be graded and excavated for the installation of utilities, homes and roads. Approximately 8.72 acres will be disturbed with approximately 12,500 CY of cut and 12,500 CY fill. Select material will be brought on-site for construction of roads, utilities and homes. Unsuitable soils will be hauled off site.</p>	<p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>During construction, the potential for increased erosion would be present. However erosion control BMP's will be implimented. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated.</p>	<p>SR (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>About 65% of the site will be covered with impervious surface.</p>	<p>SR (21.64, Critical Areas: Clearing and Grading Regulations)</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>Temporary measures to control erosion could consist of, but is not limited to, silt fences, sedimentation ponds, cut off ditches, and rock check dams or other approved methods may be used to provide temporary erosion control; permanent measures could include drainage ditches, landscaping, piping and armoring of outfalls as required by City of Redmond Municipal Code and Standards.</p>	<p>SR (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.</p>	<p>SR (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>Typical air emissions of a residential site are possible. During construction, there would be increased exhaust and dust particle emissions. Objectionable odors could be caused by the roofing of homes or the paving of roads and driveways. After construction, the principal source of air pollution would be vehicular traffic exhaust. All emissions must comply with current Puget Sound Clean Air Agency regulations.</p>	<p>SR (Air Operation 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p>	<p>SR (Air Operation 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>Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the State of Washington Department of Licensing.</p>	<p>SR (Air Operation Permits; Puget Sound Air Quality Agency)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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 style="background-color: #ffffcc; padding: 5px;">There is a Category III wetland with a moderate habitat score of 5 in the southeastern portion of the site, within the utility easement. From this Category III wetland, a Class IV stream drains east off the project site.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p style="background-color: #ffffcc; padding: 5px;">The following construction activities would take place within 200 feet of the mentioned above Category III wetland and Class IV stream: vault excavation; storm water outfall construction; access road construction; and pedestrian pathway construction. However all required buffers and buffer mitigation will be followed and provided.</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 style="background-color: #ffffcc; padding: 5px;">None. No fill is being proposed.</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 style="background-color: #ffffcc; height: 40px; margin-top: 10px;"></p>	<p style="color: red;">Wetland and steam are on top of a Hazardous Liquid Pipeline and beneath PSE power lines. SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p style="background-color: #c8e6c9; padding: 5px; color: red;">SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p style="background-color: #c8e6c9; padding: 5px; color: red;">SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p style="background-color: #c8e6c9; padding: 5px; color: red;">SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>

Notebook)



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: #ffffcc; height: 40px; width: 100%;"></div>	<div style="background-color: #c8e6c9; padding: 5px;"> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> </div>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No            If yes, describe the type of waste and anticipated volume of discharge.</p> <div style="background-color: #ffffcc; padding: 5px;"> <p>Post development stormwater runoff containing some pollutants (primarily oils and debris washed from the road system), along with water-soluble household products, would be collected by the storm drainage system. Required water quality BMP's will be implemented.</p> </div>	<div style="background-color: #c8e6c9; padding: 5px;"> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> </div>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No            If yes, answer questions 8 &amp; 9. If no, go to the next section.</p> <div style="background-color: #ffffcc; height: 40px; width: 100%;"></div>	<div style="background-color: #c8e6c9; padding: 5px;"> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> </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: #ffffcc; height: 100px; width: 100%;"></div>	<div style="background-color: #c8e6c9; padding: 5px;"> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> </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: #ffffcc; height: 100px; width: 100%;"></div>	<div style="background-color: #c8e6c9; padding: 5px;"> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> </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> <p>Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site. Stormwater will be collected and treated on site before being released to the natural drainage course.</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>The project would be served by a conveyed sewer system; therefore, there would be no major sources of waste material which could be discharged to the ground.</p>	<p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</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>Roadways, private driveways, and homes will be the primary sources of storm water runoff. During development and site grading, temporary erosion control measures will limit the potential for uncontrolled runoff. After development, stormwater will be collected and conveyed through storm drains to a combined detention/wetvault system, where it will be detained, treated, and released at mitigated rates as required.</p>	<p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>

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>Refer to Surface Water response #6 and Ground Water response #2. Required BMP's will be implemented.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No. The project will collect and release stormwater to historic drainage basins at mitigated historic discharge rates.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>Storm water runoff will be collected and conveyed through storm drains to a combined detention/wetvault system, where it will be detained, treated, and released at mitigated rates as required. Dead storage will also provide detention within the system.</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 checked="" type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input 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 checked="" 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>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p> <p>SR (21.64, Critical Areas; RMC 13.06, Stormwater Management Code; Stormwater Tech Notebook)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>As described in the critical areas report, vegetation is typical of abandoned pastures and is generally dominated by pockets of pioneer species of trees like black cottonwood and black locust, with dense stands of Himalayan blackberry and scotch broom. Bentgrass, soft rush, velvet grass, and reed canary grass were found in the wetland portion of the site.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Existing vegetation, aside from what is located within the critical areas or buffers and trees marked for preservation, will be removed or altered as necessary for the construction of the roadways, utilities, and building sites.</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="235 934 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>3</td> <td>1</td> <td>2</td> <td>67</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>61</td> <td>40</td> <td>21</td> <td>34</td> </tr> <tr> <td>Percentage (%)</td> <td>100%</td> <td>64%</td> <td>36%</td> <td>36%</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>No threatened or endangered species were know to be on or near the site that were identified by the Wildlife Report.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	3	1	2	67	Significant (6" – 30" dbh*)	61	40	21	34	Percentage (%)	100%	64%	36%	36%	<p>SR (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p> <p>SR (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p> <p>SR (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p> <p>SR (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	3	1	2	67																	
Significant (6" – 30" dbh*)	61	40	21	34																	
Percentage (%)	100%	64%	36%	36%																	

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;">Landscaping will be provided pursuant to the approved landscape plans which have been prepared in accordance with RZC 21.32.. Native vegetation consisting of approximately 0.48 acres of land is protected in critical areas and buffers.</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;">Himalayan blackberry</p>	<p style="background-color: #c8e6c9; padding: 5px;">SR (21.64, Critical Areas; 21.72, Tree Preservation; 21.32, Landscaping)</p> <p style="background-color: #c8e6c9; padding: 5px;">SR (21.64, Critical Areas; 21.72, Tree Preservation; 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 checked="" type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/>          Other <input 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;">No threatened or endangered species were know to be on or near the site that were identified by the Wildlife Report.</p> <p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p style="background-color: #ffffcc; padding: 5px;">The site, like all of western Washington, lies within the Pacific Flyway Migratory Route.</p>	<p style="background-color: #c8e6c9; padding: 5px;">SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, &amp; 10 Regulations, NMFS and USFWS)</p> <p style="background-color: #c8e6c9; padding: 5px;">SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, &amp; 10 Regulations, NMFS and USFWS)</p> <p style="background-color: #c8e6c9; padding: 5px;">SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, &amp; 10 Regulations, NMFS and USFWS)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Landscaping and tree retention is being provided in accordance with RZC. The removed trees will be replaced as required by RZC. In addition, 0.48 acres of the site will remain as permanent open space and will likely be used by small animals and birds. Yards with the ornamental landscape areas for residences will provide similar habitat.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>No invasive animal species were known to be on or near the site that were identified by the Wildlife Report.</p>	<p>SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, &amp; 10 Regulations, NMFS and USFWS)</p> <p>SR (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 natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting, and other miscellaneous household purposes. Passive solar gain would be a secondary source of energy. Project will meet current energy codes.</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>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>Measures required by the Washington State residential energy code would be employed. Additional energy conservation features would be at the choice of the individual residents.</p>	<p>SR (21.17, Adequate Public Facilities; 21.67, Green Building and Green Infrastructure)</p> <p>SR houses will be built to no greater than the height maximum and is not expected to block neighboring solar panels (21.64, Critical Areas; Endangered Species Act Sections 4, 7, &amp; 10 Regulations, NMFS and USFWS)</p> <p>SR (21.64, Critical Areas; Endangered Species Act Sections 4, 7, &amp; 10 Regulations, NMFS and USFWS)</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>The project is located within the Hazardous Liquid Pipeline. There are two gas pipelines operated by Olympic Pipeline Company within an utilities easement along the eastern edge of the property.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>None known. No soil contamination was observed during geotechnical exploration.</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>There are two gas pipelines operated by Olympic Pipeline Company within a utilities easement along the eastern edge of the property.</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>No toxic or hazardous chemicals are expected to be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</p>	<p>SR Existing Hazardous Liquid pipeline runs through the project. Long term protection compliance will be addressed under RZC 21.26 HLP Standard. Mitigation may include up to placing setback in a separate HOA tract (RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p> <p>SR (RZC 21.26 HLP Standard, RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p> <p>SR Existing Hazardous Liquid pipeline runs through the project. Long term protection compliance will be addressed under RZC 21.26 HLP Standards (RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p> <p>SR (RZC 21.26 HLP Standard RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>4. Describe special emergency services that might be required.</p> <p>No need for special emergency services is anticipated.</p>	<p>SR (RZC 21.26 HLP Standard, RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Measures used to reduce or control environmental health hazards shall fall in compliance with RZC 21.26.</p>	<p>SR (RZC 21.26 HLP Standard, RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</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>An existing sporting club and outdoor shooting range are within 1/2 mile of the project.</p>	<p>SR (RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</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>Noise levels would be intermittently high during construction but would be limited to code allowed and normal waking hours. Post-development, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.</p>	<p>SR (RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</p>



To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Insulation meeting the current building code will be installed in homes. This provides some level of soundproofing. Given the distance to the gun range no additional mitigation is required.</p>	<p>SR (RMC 6.36, Noise Standards; Model Toxics Control Act, DOR)</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 site is currently vacant and the adjacent properties are single family residential to the north, west, and south and a large ravine to the east.</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 vegetation characteristics of abandoned pasture land. No resource lands have been designated, and no agricultural or forest land of long term commercial significance would be converted as part of this proposed project.</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 farm activities/ forest harvesting operations are within the vicinity of the project.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. Describe any structures on site.</p> <p>No structures are located on the existing site.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, what?</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>e. What is the current zoning classification of the site?</p> <p>RIN</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Single-Family Urban &amp; Parks and Open Space</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A - The site is not in a shoreline master program area.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</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>Yes, a Category III Wetland and a Class IV stream have been identified in the southeastern corner of the site. The stream drains to the east. Lastly, steep slopes have been identified along the northerly property line and southeasterly property line.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</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>Approximately 158 people could reside in the completed project (3.1 per residence x 51).</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>None. There are no existing residences on site.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Not applicable as there are no people being displaced from the completed project.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Compliance with existing regulatory codes and standards ensures compatibility with existing and project land uses. In addition, open space will be provided as required.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</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>No impacts to agricultural and forest lands proposed.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <input type="text" value="0"/></p> <p>Manufacturing <input type="text" value="0"/></p> <p>Office <input type="text" value="0"/></p> <p>Retail <input type="text" value="0"/></p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) <u>0</u></p> <p>Other (specify) <u>0</u></p> <p>Residential <u>100%</u></p> <p>0. What is the proposed I.B.C. construction type?</p> <p>Residential</p> <p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>To be determined, home plans for this community are currently under development.</p> <p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>The project has no plans for future building expansion.</p>	<p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</p> <p>SR (Article 1, Zoning Based Regulations; Article ii, Citywide Regulations; 21.68, Shoreline Master Program, DOE)</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 project will provide a total of 51 units of those there will be 2 low-cost Affordable Size Limited Homes and 1 Affordable Size Limited home as required and defined by RZC 21.20. The remaining 48 units will be market rate units of which 7 will be size limited as defined by RZC 21.78. and RZC 21.08.360. The market rate units may be middle to high income depending on the size and market conditions.</p>	<p>SR (21.08, Residential Regulations; 21.20 Affordable Housing)</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>No buildings currently exist on the project site.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Compliance with regulatory codes and standards will reduce the housing impacts of the proposed development.</p>	<p>SR (21.08, Residential Regulations; 21.20 Affordable Housing)</p> <p>SR (21.08, Residential Regulations; 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>Not known at this time, however, the tallest of any structure would not exceed the requirements of the zoning code. Exterior building materials are expected to be of wood.</p>	<p>SR (21.60, Citywide Design Standards; 21.62 Urban Center Standards; 21.42, Public View Corridors)</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None to our knowledge.</p>	<p>SR (21.60, Citywide Design Standards; 21.62 Urban Center Standards; 21.42, Public View Corridors)</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The observance of building setbacks, retention of native vegetation, and provision of ornamental and native landscaping would reduce the aesthetic impacts of the project. See the Landscape Plan provided with this application for more details.</p>	<p>SR (21.60, Citywide Design Standards; 21.62 Urban Center Standards; 21.42, Public View</p>
<p>Corridors)</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 proposal would produce light from automobile headlights, streetlights and home lighting, primarily at night.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Not to our knowledge. Provision of streetlights will actually enhance safety.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Surrounding residences and traffic.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>The proposed street lighting is high efficiency downward facing LED lights. See lighting plan for additional details.</p>	<p>SR (21.34, Lighting)</p> <p>SR (21.34, Lighting)</p> <p>SR (21.34, Lighting)</p> <p>SR (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>Mark Twain Park is located 0.2 miles west of the site, Mark Twain Park Elementary School Play Field is just over 1 mile southwest of the site, North Rose Hill Park is located 0.7 miles southwest, Willows Golf Course is located approximately 1.5 miles east of the site and Interlake Sporting Association is 0.5 miles south of the site.</p>	<p>SR (21.36, Open Space: RMC 3.10, Impact Fees)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <div style="background-color: #ffffcc; height: 100px; width: 100%;"></div> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <div style="background-color: #ffffcc; padding: 5px;"> <p>The proposal provides for a total of 130,694 SF or about 3 acres of open space that is made up of the following components:</p> <ol style="list-style-type: none"> <li>1.Total Development Wide Open Space: 102,824 SF (Tracts A, C and D)               <ol style="list-style-type: none"> <li>a.Public Trail system: 4,921 SF (Trail portion in Tract C)</li> <li>b.Active Open Space: 21,884 SF (portion of Tract A)</li> <li>c.Passive Open Space: 76,019 SF (Tract D + portion of Tract A)</li> </ol> </li> <li>2.Lot by Lot Open Space: 27,870 SF (Lots 1-51)</li> <li>3.Total Open Space: 130,694 SF (Development-wide Open Space + Lot-by-Lot Open Space)</li> </ol> </div>	<div style="background-color: #c8e6c9; padding: 10px; margin-bottom: 10px;"> <p>SR (21.36, Open Space: RMC 3.10, Impact Fees)</p> </div> <div style="background-color: #c8e6c9; padding: 10px;"> <p>SR (21.36, Open Space: RMC 3.10, Impact Fees)</p> </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; padding: 5px;"> <p>There are no building structures on site and none in the area to known knowledge over 45 years old listed in or eligible for listing in preservation registers.</p> </div>	<div style="background-color: #c8e6c9; padding: 10px;"> <p>SR (21.30, Historic and Archaeological Resources; Section 106 Review, Dept. of Archaeology and Historic Preservation)</p> </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>No known studies regarding historic use or cultural landmarks have been completed of the site, to our knowledge.</p>	<p>SR (21.30, Historic and Archaeological Resources; Section 106 Review, Dept. of Archaeology and Historic Preservation)</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>Site walks and consultation of historic maps/GIS data were carried out.</p>	<p>SR (21.30, Historic and Archaeological Resources; Section 106 Review, Dept. of Archaeology and Historic Preservation)</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>Construction would be temporarily halted should evidence of historic, archaeological, scientific, or cultural importance be discovered. Construction will then comply with City mandated Inadvertent Discovery Plan.</p>	<p>SR (21.30, Historic and Archaeological Resources; Section 106 Review, Dept. of Archaeology and Historic Preservation)</p>



To Be Completed By Applicant	Evaluation for Agency Use Only
<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 served by 134th Ave NE and the newly constructed 134th PL NE access constructed by the Hale Short Plat. Access to the lots in the proposed development would be provided by a combination of an internal public road network and access corridors. Proposed access will include the construction of public roads and private access drives.</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>King County Metro Route 238 provides service along 132nd Ave NE. There are bus stops 0.1 miles away at the intersection of 132nd Ave NE and NE 104st St.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>Each of the proposed homes will have 2 off-street parking spaces, as required under the zoning regulations for the RIN zone (Table 21.08.070B) for a total of 102 parking spaces. No parking spaces would be eliminated.</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>The project proposes the construction of a network of public streets and private access tracts and driveways to provide access to all residential lots. Frontage improvements, including curb, gutter, sidewalk, and drainage swales, are proposed along 134th Ave NE. The site will also construct a public trail throughout the site as well as within the PSE easement.</p>	<p>SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p> <p>SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p> <p>SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p> <p>SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>The project should not generate any extraordinary use of water, rail, or air transportation.</p> <p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? 241 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? 38 How many of these trips occur in the p.m. peak hours? 51 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>Trip generation was calculated using the Institute of Transportation Engineers' (ITE) Trip Generation, 10th Generation (2017) model. See the Traffic Report prepared by Gibson Traffic Consultants, Inc. submitted in conjunction with this SEPA checklist.</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 farming/ timber harvest activities exist in the vicinity of the project to our knowledge.</p> <p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>Payment of traffic mitigation fees will be made in accordance with RZC 21.52.020, Transportation Management Program.</p>	<p>SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p> <p>SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p> <p>SR (21.52, Transportation Standards; RMC 3.10, Impact Fees)</p> <p>SR (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;">The proposal would place additional demand on public services; however, facilities are generally in place to handle these additional demands.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">Mitigation measures for traffic, park, and school impacts will be provided, including payment of fees as required, pursuant to Redmond Municipal Code. Also, residents would become part of the tax base/user group that supports these services.</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: 10px;"><b>SR (21.17, Adequate Public Facilities; RMC 3.10, Impact Fees)</b></p> <p style="background-color: #c8e6c9; padding: 10px;"><b>SR The fire department may require an evac plan for the Hazardous Liquid Pipeline for protection (RZC 21.17, Adequate Public Facilities; RZC 21.26; Hazardous Liquid Pipelines; RMC 3.10, Impact Fees)</b></p> <p style="background-color: #c8e6c9; padding: 10px;"><b>SR &amp; HA (21.17, Adequate Public Facilities)</b></p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>Please refer to the preliminary plat map, site plan, and targeted utilities plan sheets.</p>	<p>SR &amp; HA (21.17, Adequate Public Facilities)</p> <p>Off site sewer improvements are proposed down 136 Ave NE to connect into NE 100th Street See Preliminary Plat for more information.</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: Rarelyn Hulquist, Agent for Owner

Name of Signee: Rarelyn Hulquist

Position and Agency/Organization: SSH1, LLC dba DR Horton

Relationship of Signer to Project: applicant

Date Submitted: 4.17.2020