



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

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

PROJECT INFORMATION

PROJECT NAME: Garbarino Property

SEPA FILE NUMBER: SEPA-2020-00533

PROJECT DESCRIPTION:

SEPA DNS for Garbarino Plat - LAND-2015-02248

Alteration of Geological Hazard - LAND-2020-00502

SITE ADDRESS: 10042 136TH AVE NE
KIRKLAND, WA 98033

APPLICANT: Greg Arms

PROJECT LOCATION: 10030 & 10042 136TH Ave NE

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

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 (N/A).**

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 08/03/2020**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: July 20, 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:

June 23, 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>There are no future plans for additions, expansions, or further activity related to this proposal.</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.</p> <p>Stormwater Report prepared by LDC, Critical Area Evaluation by Ecological Solutions, Inc., and Geotechnical Report prepared by The Riley Group.</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.</p> <p>There are no pending governmental approvals for proposals that directly affect the property covered by this proposal.</p>	<p>BTS</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Preliminary plan approval, Alteration of geologic hazard approval, CCR, building permits, storm water discharge permit.</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.</p> <p>The Garbarino project is a 14-lot single family residential development including construction of homes, utilities, and access roads typical with residential construction. The parcel size is 2.60 acres.</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 style="background-color: yellow;">This project involves parcel 1246700321 and 1246700329, and a portion of parcel 1246700333. The site addresses are 10042 and 10030 136th Ave NE, Redmond, WA 98003, located in Section 34, Township 26 N, Range 5 E.</p>	<p>BTS</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input type="checkbox"/> Flat</p> <p><input 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 style="background-color: yellow;">Roughly 40% in the northeast corner of the property.</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>Field exploration revealed up to 3 feet of loose to medium dense silty sand with gravel over glacial till consisting of very dense silty sand with gravel. The eastern portion of the site encountered 3 feet of fill consisting of concrete debris on the surface in test pits TP-6 and TP-7 area.</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 history of unstable soils in the immediate vicinity of this project.</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 site will be graded to provide for road and utility construction. Approximately 3,700 cubic yards of cut and 4,600 cubic yards of fill are anticipated.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations - 3,700 c.y. of cut and 4,600 c.y. of fill</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>If temporary erosion control methods were not employed, significant erosion could occur from clearing and grading for roadways and utilities; however, erosion control measures will be in place during construction to maintain required soil stability and water quality.</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 55.4 percent of the site area will be covered with impervious surfaces, accounting for building footprint, driveway, sidewalk, and pavement areas.</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>Standard methods of erosion control which are governed by City ordinance and Ecology must and will be implemented prior to and during construction. The development should not affect any downstream properties with erosion impacts.</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, a net difference of 900 cy of fill are proposed for this project.</p>	<p>BTS - RZC 21.64 Critical Areas; Clearing and Grading Regulations Cut: 3,700 CY Fill: 4,600 CY. CW</p>
<p>2. Air</p>	
<p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>During construction activities there would be increased exhaust and dust particle emissions to the ambient air. After construction, the principal source of pollution would be in exhaust from vehicular traffic typical of a residential site. All emissions must comply with current regulations governed by the PSCAA.</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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>There are no off-site sources of emissions or odor that may affect this proposal.</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>There are no proposed measures to reduce or control emissions or other impacts to air. Automobile and fireplace emission standards are regulated by the State of Washington. Outdoor burning in urban growth areas is regulated in accordance with the provisions of RCW 70.94.793.</p>	<p>BTS - (Air Operations Permits; Puget Sound Air Quality Agency)</p>

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<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>There are no surface water bodies on or in the immediate vicinity of the site.</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>There will be no work over, in, or adjacent to the described waters, because no such waters are present.</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 and dredge material placed on or removed from the site.</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>The proposal does not require surface water withdrawals or diversions.</p>	<p>BTS - RZC 21.64.010.E.2 & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p>BTS - RZC 21.64 & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p>BTS - RZC 21.68 & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p>BTS - Stormwater Notebook Section 2.5.7 & RMC 13.06, Stormwater Management Code & 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>This site is not in a 100 year floodplain per FEMA flood map number 53033C0360G.</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>The proposal does not involve any discharge of waste materials into surface waters.</p> <p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p> <p>Project is located outside of the Bear/Evans Creek Watershed.</p> <p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>There are no plans to maximize infiltration of runoff. The project is located outside of the Bear/Evans Creek Watershed.</p> <p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>There will be no increase in fecal coliform in the surface water. The proposal would be on public sewer and is located outside of the Bear/Evans Creek Watershed.</p>	<p>BTS - RZC 21.64.040 & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p>BTS - RMC 13.06.066, 13.06.054 and Stormwater Management Code & Stormwater Technical Notebook</p> <p>BTS - Watershed Management Plan 2013 & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p>BTS - LID Assessment in Stormwater Notebook & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p>BTS - RMC 13.06.054 & RMC 13.06, Stormwater Management Code & 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>No groundwater will be withdrawn from a well for drinking or other purposes.</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>There will be no effluent discharge to the ground, as the site will be served by sanitary sewers.</p>	<p>BTS - RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p>BTS -RMC 13.06.054, RMC 15.24.095 & RMC 13.06, Stormwater Management Code & Stormwater Technical 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>Storm water from roadways, private driveways, and homes will be the primary source of runoff. During development vegetation removal and site grading, temporary erosion control measures will act to limit potential for uncontrolled runoff. After development, storm water will be collected on site and routed via a pipe and swale conveyance system to a formal storm facility.</p>	<p>BTS - RMC 15.24 & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Runoff will be collected in a subsurface (piped) system and conveyed to the detention/water quality treatment facility. Pollutants will be separated and filtered prior to release. Yard and rooftop drainage will be relatively clean and free of waste material.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>The proposal does not affect drainage patterns in the vicinity of the site.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>All adopted development and engineering requirements imposed by the City to control hydrologic impacts on adjacent properties will be incorporated into final construction plans and implemented by the proponent. Storm drainage facilities will be designed in accordance with Ecology and City Standards.</p> <p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input 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 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 & RMC 13.06, Stormwater Management Code & Stormwater Technical Notebook</p> <p>BTS Stormwater Technical Notebook & RMC 13.06, Stormwater Management Code</p> <p>BTS Stormwater Technical Notebook & RMC 13.06, Stormwater Management Code</p>

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<p>Other types of vegetation (please list)</p> <p>Holly.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>The site will be cleared in preparation for grading and home construction. As many trees as feasible will be retained, and replacement trees will be planted to meet City tree replacement requirements.</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 1037 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 (>30" dbh*)</td> <td>10</td> <td>7</td> <td>3</td> <td>30%</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>147</td> <td>95</td> <td>52</td> <td>35%</td> </tr> <tr> <td>Percentage (%)</td> <td>157</td> <td>102</td> <td>55</td> <td>35%</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>There are no known threatened or endangered species on or near the site.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	10	7	3	30%	Significant (6" – 30" dbh*)	147	95	52	35%	Percentage (%)	157	102	55	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> <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: yellow;">Landscaping will be provided in accordance with City Code in Tracts A and B, and new residences will incorporate ornamental landscaping and lawns, shrubs, and small trees.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="background-color: yellow;">There are no known noxious weeds or invasive species on or near the site.</p>	<p style="background-color: #e0ffe0;">BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p> <p style="background-color: #e0ffe0;">BTS - RZC 21.72 Tree Preservation, RZC 21.32 Landscaping</p>
<p>5. Animals</p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p style="background-color: yellow;">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 type="checkbox"/> No If yes, explain.</p> <p style="background-color: yellow;">Washington State lies within the Pacific Flyway Migratory Route.</p>	<p style="background-color: #e0ffe0;">BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS</p> <p style="background-color: #e0ffe0;">BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS</p> <p style="background-color: #e0ffe0;">BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>There are no measures specifically designed to preserve or enhance wildlife. Tracts A and B incorporate permanent open space/landscape areas and will likely be used by small animals and birds. Yards and ornamental landscape areas for each residence will also provide similar habitat.</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 & 10 Regulations, NMFS and USFWS</p> <p>BTS - RZC 21.64 Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS</p>
<p>6. Energy and Natural Resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electricity and natural gas 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 secondary sources of energy. Homes 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>No impact is anticipated to the potential use of solar energy by adjacent properties.</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>Those measures required by the Washington State Energy (Residential) Code would be employed. Additional energy conservation features would be subject to the choice of the individual home builder and owner.</p>	<p>BTS - RZC 21.17, Adequate Public Facilities</p> <p>BTS - RZC 21.17, Adequate Public Facilities</p> <p>BTS - RZC 21.17, Adequate Public Facilities</p>

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<p>7. Environmental Health</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>No. All construction will meet or exceed adopted local, state, and/or federal standards, as applicable. All homes within the development will be served by sanitary sewer and public water.</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 contamination at the site from present or past practices.</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 no known existing hazardous conditions on the subject 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>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>

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<p>4. Describe special emergency services that might be required.</p> <p>Other than normal police, emergency aid unit, and fire protection services, no special emergency services are anticipated.</p> <p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>No measures to reduce or control environmental health hazards are required or proposed.</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>Automobile traffic on 136th Ave NE would have minor impacts on lots in closest proximity to that roadway.</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 throughout construction, but should be limited to normal waking hours. On a permanent basis, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity of the proposal.</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>Noise generation and impact limits are governed under RMC 6.36 and would be adhered to including construction hours of 7am to 7pm on weekdays and 9am to 6pm on Saturdays.</p>	<p>BTS - RZC 6.36, Noise Standards</p>
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The surrounding properties are single family residential subdivisions. No change will occur to the uses in the area due to this project.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>No known working farmland or working forest land is present on the site.</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>This proposal would not affect or be affected by working farm or forest land operations.</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>Two single family homes with associated out-buildings.</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>All existing structures on site will be removed. One existing home is 570 sf. and one is 3,390 both will be demolished - BTS</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>The zoning classification is RIN.</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>Comprehensive plan designation is 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>This site is not within a shoreline master program area.</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 the site has been classified as a critical area. There are steep slopes identified off-site to the east of the project that will be impacted by an off-site utility access road and wall. These items will be reviewed through the Alteration of Geologic Hazard process.</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>Assuming 3.1 persons per residence, upon completion, approximately 43 people would reside in the development.</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>Assuming 3.1 per residence, the project would displace 6 people.</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>There are no proposed measures to avoid or reduce displacement impacts.</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>Compliance with existing regulatory codes and standards. Open space will be provided.</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>No impacts to agricultural and forest lands proposed.</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 Single Family Residences.</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>11 detached homes are 3,000 sf, one detached home is size limited at 1,500 sf, and a duplex with one affordable at 1,200 sf, and a market rate size limited home at 1,500 sf are proposed on the site.</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 are 0 sf available for future expansions. Future homeowner could add decks and patios, but will have to obtain permits if necessary and meet all Zoning and Building Code requirements.</p>	<p>BTS - RZC Article I, Zoning Based Regulations, Article II, Citywide Regulations</p>
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>14 middle income homes will be provided. One lot will be affordable - Lot 6</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>2 middle income homes.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Compliance with regulatory codes and standards would reduce the housing impacts of the proposed development.</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>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>Homes are to be constructed of wood and will be height limited by the RIN zoning regulations.</p>	<p>BTS - RZC 21.08.180 Residential Development & Architectural, Site and Landscaping Design Regulations</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No views in the immediate vicinity will be altered or obstructed.</p>	<p>BTS - RZC 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 as much native vegetation as practical during construction and provision of ornamental and native landscaping would reduce aesthetic impacts of the project.</p>	<p>BTS - RZC 21.08.180 Residential Development & Architectural, Site and Landscaping Design Regulations</p>

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<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p>The proposal would produce light from automobile headlights, street lighting, 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>Light or glare from the project does not appear to have a potential for safety hazard or interfere with views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Surrounding residences, street lighting and traffic.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>No special measures to reduce or control light and glare impacts are proposed, nor are they expected to be necessary.</p>	<p>BTS - RZC 21.34 Lighting</p> <p>BTS - RZC 21.34 Lighting</p> <p>BTS - RZC 21.34 Lighting</p> <p>BTS - RZC 21.34 Lighting</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Nearby parks include North Rose Hill Woodlands Park 0.8 miles to the west and Mark Twain Park and basketball court 0.6 miles to the north.</p>	<p>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 style="background-color: yellow; padding: 5px;">This proposal would not displace any existing recreational uses.</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 style="background-color: yellow; padding: 5px;">The proposal provides on-site open space and recreational open space to be owned and maintained by the Homeowners Association.</p>	<p style="background-color: #e0ffe0; padding: 5px;">BTS - RZC 21.36 Open Space, RMC 3.10 Impact Fees</p> <p style="background-color: #e0ffe0; padding: 5px;">BTS - RZC 21.36 Open Space, RMC 3.10 Impact Fees</p>
<p>13. Historic and Cultural Preservation</p>	
<p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p style="background-color: yellow; padding: 5px;">There are no known building 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. The existing home built in the 30's will require photo documentation sent to the City staff prior to demolition. - BTS</p>	<p style="background-color: #e0ffe0; padding: 5px;">BTS - RZC 21.30 Historic & 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 known landmarks, features or other evidence of Indian or historic use or occupation on or near the site.</p> <p>A survey of this site has not been completed. Therefore, it is unknown if any landmarks, features or other evidence of Indian or historic use or occupation on or near the site. The project will follow City of Redmond Inadvertent Discovery Plan protocols including State and Federal Laws. An IDP will be required to be placed on-site. - BTS</p>	<p>BTS - RZC 21.30 Historic & 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>Site walks and consultation of historic maps/GIS data were carried out.</p> <p>However, a professional survey has not been provided and per the City's Code, the project will follow the City of Redmond Inadvertent Discovery Plan protocols including State and Federal Laws. An IDP will be required to be placed on-site. - BTS</p>	<p>BTS - RZC 21.30 Historic & 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>Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered.</p> <p>Per the Inadvertent Discovery Plan, the applicant shall adhere to requirements set forth in Federal and State Law, also represented by RZC 21.30. - BTS</p>	<p>BTS - RZC 21.30 Historic & Archaeological Resources, Section 106 Review, DAHP</p>

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<p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site is served by 136th Ave NE. A public roadway is proposed to be constructed within the development providing access to the proposed residential lots.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>The closest bus stop is located at the corner of NE 100th St and 132nd Ave NE 0.3 miles to the west.</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 at least a two car garage and space for parking in the driveway. A minimum of 28 parking spaces is proposed.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Yes, a new public road will be constructed to provide access to the new homes.</p>	<p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p> <p>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>The project should not generate any extraordinary use of 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? <u><20</u> If known, indicate when peak volumes would occur: _____ - _____ a.m. and _____ - _____ p.m. How many of these trips occur in the a.m. peak hours? _____ How many of these trips occur in the p.m. peak hours? _____ 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>The project generates less than 20 trips that may affect intersections, so no Phase I traffic study that summarizes the trip generation is needed and no concurrency certificate is required.</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 interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.</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>Payment of mitigation fees for traffic impacts will be made as required.</p>	<p>BTS - RZC 21.52 Transportation Standards, RMC 3.10, Impact Fees</p>

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: yellow; padding: 5px;">The proposal would place additional demands 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: yellow; padding: 5px;">Mitigation measures for traffic, park, and school impacts will be provided, including payment of fees, as required. Also, residents would become part of the tax base / user group that supports these services.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse Service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Other 	<p style="background-color: #90EE90; padding: 5px;">BTS - RZC 21.17 Adequate Public Facilities, RMC 3.10, Impact Fees</p> <p style="background-color: #90EE90; padding: 5px;">BTS - RZC 21.17 Adequate Public Facilities, RMC 3.10, Impact Fees</p> <p style="background-color: #90EE90; 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> <p>Please refer to the Construction Plan set for specific details regarding utility locations.</p>	<p>BTS - RZC 21.17 Adequate Public Facilities</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: Jason Tacchini
Digitally signed by Jason Tacchini
 DN: C=US, E=jtacchini@ldccorp.com,
 O=LDC, CN=Jason Tacchini
 Date: 2020.06.15 17:09:53-07'00'

Name of Signee: Jason Tacchini, PE

Position and Agency/Organization: P.E. Project Manager - LDC, Inc.

Relationship of Signer to Project: Agent

Date Submitted: June 5, 2018; Revised June 15, 2020

Vicinity Map

LAND-2015-02248, Garbarino Property

