

# 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:** Holmgren Short Plat

**SEPA FILE NUMBER:** SEPA-2018-00504

**PROJECT DESCRIPTION:**  
Three Lot Short Plat

**PROJECT LOCATION:** 16130 NE 51ST ST

**SITE ADDRESS:** 16130 NE 51ST ST  
REDMOND, WA 98052

**APPLICANT:** Todd Levitt  
James Olsen

**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 05/31/2018.**

### **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 06/15/2018**, 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 17, 2018

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

**RESPONSIBLE OFFICIAL:** Erika Vandenbrande  
Interim Planning Director

SIGNATURE: \_\_\_\_\_

**RESPONSIBLE OFFICIAL:** Martin Pastucha  
Public Works Director

SIGNATURE: \_\_\_\_\_

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

**CITY OF REDMOND**  
**ENVIRONMENTAL CHECKLIST**  
**PROJECT ACTION**  
*(Revised 5/27/15)*

**Purpose of the Checklist:**

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

**Instructions for Applicants:**

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

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

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

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

Planner Name: Scott Reynolds  
Date of Review: 5/15/18



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>	SR
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Preliminary Drainage Report (<i>Revised 11/14/2017</i>)  Arborist Report (<i>Revised 5/2/2018</i>)  Geotechnical Report  Critical Area Memo (<i>Revised 5/3/2018</i>)  Cultural Resource Study Historic Resources Report</p>	SR
<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>	SR
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Preliminary short plat approval, grading permit, right of way permits (if applicable), building permits, SEPA determination.</p>	SR
<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 project is a three lot shot plat for single family residences. All lots will gain access off of a private street.</p>	SR

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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>Address: 16130 NE 51st St Parcel #: 1425059128; 1425059181</p> <p>See attached for legal description and vicinity map</p>	<p>SR</p>
<p><b>B. <u>ENVIRONMENTAL ELEMENTS</u></b></p> <p>1. <b>Earth</b></p> <p>a. General description of the site</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input checked="" type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The steepest lobe of site is approximately 30%. Overall the site has an elevation change of approximately 25'. The site generally slopes from the west downward towards to the east.</p>	<p>SR</p> <p>SR</p>

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<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>The Geologic Map of the Redmond Quadrangle, King County, Washington, by D.B. Booth and J.P. Minard (1988) maps the site as glacial till (Qvt).</p>	SR
<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>	SR
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>The purpose of grading will be to create level building pads, road, and ensure proper site drainage. Cut will be 800 cy and fill will be 6,000 cy. Location of source fill has not been chosen but will be from approved location.</p>	SR
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion could occur as a result of denuded soil during and immediately following storm events during the construction cycle of the plat.</p>	SR
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>The lots will not exceed the limits of 60% impervious surface coverage as dictated by zoning code. Total project impervious is +- 21,000 square feet.</p>	SR

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A TESC plan will be prepared and implemented prior to commencement of construction activities.</p>	SR
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes. Total earth movement of site will be 6,800 cy.</p>	SR
<p>2. <b>Air</b></p> <p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>During construction there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other sources typical of a residential neighborhood.</p>	SR
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>Off-site sources of emissions are those typical of the residential neighborhoods that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses.</p>	SR
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.</p>	SR

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<p><b>3. Water</b></p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p><i>N/A. There will be no filling or dredging of surface water associated with this project.</i></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>SR</p> <p>- Appears there may be a class IV stream on the site. Neighbor has provided photos &amp; a video of surface flow in 2015.</p> <p>- See Critical Area Report provided by the applicant.</p> <p>SR &amp; Jeff Dendy</p> <p>- Work includes collecting the surface flow and piping it to the downstream discharge point.</p> <p>SR &amp; Jeff Dendy</p> <p>- Fill has been added to the mapped stream location. Additional fill is proposed.</p> <p>SR &amp; Jeff Dendy</p> <p>- The project will divert surface water.</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>	SR
<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>	SR
<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>	SR
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p>	SR
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p>	SR

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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>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals, agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>Not applicable. The site will be served by sanitary sewers.</p>	<p>SR</p> <p>SR</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>Runoff will generate from driveways and roofs. Stormwater will be detained and then routed to its natural drainage point.</p>	<p>SR</p>

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with automobile discharges and yard/garden preparations. Pollutants generated during construction include suspended solids and trace petroleum hydrocarbons.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No. Water generated as a result of the project will be detained and released into its natural drainage basin at a flow rate that is approved by the City.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>A city approved combined water quality and detention vault will be constructed on site to detain and treat stormwater. Compost amended soils will be used as an onsite BMP for lawn and landscape areas.</p>	<p>SR</p> <p>SR</p> <p>SR</p>
<p><b>4. Plants</b></p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p>Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	

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<p>Other types of vegetation (please list)</p> <p>b. What kind and amount of vegetation will be removed or altered? Trees, ornamental shrubs, and mowed lawn will be removed.</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="251 940 1019 1381"> <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>4</td> <td>4</td> <td>0</td> <td>0</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>10</td> <td>5</td> <td>5</td> <td>50</td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>64</td> <td>36</td> <td></td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site. There are no known threatened or endangered species known to be on or near the site.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	4	4	0	0	Significant (6" – 30" dbh*)	10	5	5	50	Percentage (%)	100	64	36		<p>SR</p> <p>SR</p> <p>SR</p> <p>SR</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="padding-left: 40px;">Proposed landscaping may include the use of native or drought resistant plants. Invasive species found on site will be removed to enhance existing vegetation, where retained. Please reference the Landscape Plans submitted with this proposal.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="padding-left: 40px;">The Habitat Assessment provided by Wetland Resources has indicated that bindweed (<i>Convolvulus arvensis</i>), Himalayan blackberry (<i>Rubus armeniacus</i>), English holly (<i>Ilex aquifolium</i>), and English laurel (<i>Prunus lauroceasus</i>) can be found on site.</p>	<p>SR</p> <p>SR</p>
<p><b>5. Animals</b></p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/>            Other <input 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="padding-left: 40px;">No threatened or endangered species are known to be 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="padding-left: 40px;">The Pacific Fly Way</p>	<p>SR</p> <p>SR</p> <p>SR</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Per Redmond Zoning Code, the site will retain a minimum of 35% of the existing trees. Non-invasive vegetation and a mix of native plants will be added to the site to help to provide additional wildlife habitat. A landscape plan has been completed and submitted as part of this package.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>There are no known invasive animal species known to be on or near the site.</p>	<p>SR</p> <p>SR</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 or Gas will be the primary source of energy used to provide heating and cooling to each home. This form of energy is immediately available to the site.</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>The requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures will be evaluated for the suitability in all new construction.</p>	<p>SR</p> <p>SR</p> <p>SR</p>

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<p><b>7. Environmental Health</b></p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>There are no on-site environmental health hazards known to exist today, nor are there any that will be generated as a direct result of this project.</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 hazardous chemical/conditions which may affect the proposal of this design.</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>The storage of toxic or hazardous chemicals stored on site is very unlikely. If any were to be, it would be typical of standard residential construction.</p>	<p>SR</p> <p>SR</p> <p>SR</p> <p>SR</p>

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<p>4. Describe special emergency services that might be required.</p> <p>None to our knowledge.</p>	<p>SR</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>There are no proposed measures because there are no known or expected environmental health hazards.</p>	<p>SR</p>
<p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>No negative affect is anticipated from off-site noises. The main source of off-site noise in the area originates from the vehicular traffic present on NE 51st St.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Short-term noise impacts will result from the use of construction and building equipment during site development and home construction. These temporary activities will be limited to legal working hours as prescribed by City Code. Long-term impacts will be those associated with the increase of human population, additional traffic and noise associated with residential neighborhoods.</p>	<p>SR</p> <p>SR</p>

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Building construction will be done during the hours prescribed by the City of Redmond. Construction equipment will be equipped with muffler deceives and idling time will be encouraged to be kept to a minimum.</p>	<p>SR</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>Site: Single Family            North: Single Family            East: Single Family            South: Single Family            West: Single Family            The proposal is not expected to impact nearby uses.</p>	<p>SR</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><i>No. Through the interpretation of archival photos it has been determine the site has not been used as working lands.</i></p>	<p>SR</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><i>No. There are no nearby working lands which would be affected or affect the project.</i></p>	<p>SR</p>

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<p>c. Describe any structures on site.</p> <p>There is one, one story wood framed structure with a total footprint area of approximately 1,600 SF. The condition of the structure is poor.</p>	SR
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>The existing structure will be demolished.</p>	SR
<p>e. What is the current zoning classification of the site?</p> <p>R-4</p>	SR
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Single Family Urban.</p>	SR
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p><i>N/A. This site is not within a designated shoreline.</i></p>	SR
<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>SR - Yes, COR Stream map shows a Class IV stream on the site.</p>

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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>8 people would reside at the completed project. (2.5 persons per dwelling unit X 3 dwelling units = 7.5)</p>	SR
<p>j. Approximately how many people would the completed project displace?</p> <p>None. Nobody lives on site and the current owners are advocates of the project.</p>	SR
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None. <i>There are no anticipated impacts.</i></p>	SR
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposal will follow the Redmond Zoning Code which has been designed to ensure comparability with adjacent land uses.</p>	SR
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>None. <i>There are no nearby working lands.</i></p>	SR
<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) _____ 0</p> <p>Other (specify) _____ 0</p> <p>Residential _____ 100</p>	<p>SR</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>Construction type will be what is required at time of vesting.</p>	<p>SR</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>Home footprint sizes are undetermined at this time but it will be approximately 5,000 sf +/-.</p>	<p>SR</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>Home footprint sizes are undetermined at this time.</p>	<p>SR</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>Three units will be provided. They will be in the middle to high income range.</p>	<p>SR</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>1 unit will be eliminated. It is in the low income range.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>The project will follow zoning code at time of vesting. Also the current residence of the existing property are proponents of the project. Lastly, there will be an increase in the amount of housing available once project is completed.</p>	<p>SR</p> <p>SR</p>
<p><b>10. Aesthetics</b></p> <p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>The tallest height of the structures will not exceed what is allowed by Redmond Zoning Code for R-4 at time of vesting.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p><i>No views will altered or obstructed.</i></p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The project will comply with the current zoning of the site and will be similar in style to surrounding homes, including landscaping.</p>	<p>SR</p> <p>SR</p> <p>SR</p>

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<p><b>11. Light and Glare</b></p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p style="padding-left: 40px;">Building lighting and exterior lighting and vehicles using the site. Before dawn and evenings.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p style="padding-left: 40px;">Not to our knowledge.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="padding-left: 40px;">Sources from vehicles and street lighting from the adjacent streets and neighborhoods.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="padding-left: 40px;">Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward.</p>	<p style="text-align: center;">SR</p> <p style="text-align: center;">SR</p> <p style="text-align: center;">SR</p> <p style="text-align: center;">SR</p>
<p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="padding-left: 40px;">Marymoor Park is approximately 0.3 miles to the east.</p>	<p style="text-align: center;">SR</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>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="padding-left: 40px;">None proposed.</p>	<p style="text-align: center;">SR</p> <p style="text-align: center;">SR</p>
<p><b>13. Historic and Cultural Preservation</b></p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p style="padding-left: 40px;">The existing house was constructed in the 1970's and the barn was constructed in 1928 or 1930 as a chicken house. In the 1960's it was the land owners private art studio. Between 1985 and 1991 it was used as a private residence. The Historical Resources Report did not identify this building as being eligible for listing in any preservation registers. For a more detailed account of history of site and building please review the Report submitted as part of this application</p>	<p style="text-align: center;">SR</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>A Cultural Resources Assessment was performed. Ten archeological sites have been recorded within 0.5 miles of the site. No cultural material was identified on site.</p> <p>Please review the Cultural Resources Assessment submitted as part of this application for more detail regarding methodologies and a historical discussion of the site.</p>	<p>SR</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>Archival research and shovel probes were two methodologies utilized to assess potential impacts.</p> <p>Please review the Cultural Resources Assessment submitted as part of this application for more detail regarding methodologies and a historical discussion of the site.</p>	<p>SR</p>
<p>d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>None, there are no known impacts. If an archaeological site is found during the course of construction, the State Historical Preservation Officer and the City of Redmond will be notified.</p>	<p>SR</p>

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<p><b>14. Transportation</b></p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p style="padding-left: 40px;">The <i>project</i> will be served by NE 51st Street.</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 style="padding-left: 40px;">The nearest stop is stop number 73188, located at NE 51st St and 154th Ave NE, and is approximately 0.5 miles away.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p style="padding-left: 40px;">Each home may have 2 garage and 2 driveway parking spaces, for a total of 4 spaces per home, or 12 spaces for the project.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p style="padding-left: 40px;">Yes, Frontage improvements are being proposed along the proposed Private Street serving the site.</p>	<p style="text-align: center;">SR</p> <p style="text-align: center;">SR</p> <p style="text-align: center;">SR</p> <p style="text-align: center;">SR</p>

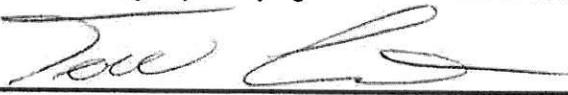
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No. There is no water, rail, or air transportation in the immediate vicinity of the site.</p>	SR
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>29</u> If known, indicate when peak volumes would occur: <u>7</u> - <u>9</u> a.m. and <u>4</u> - <u>6</u> p.m. How many of these trips occur in the a.m. peak hours? <u>2</u> How many of these trips occur in the p.m. peak hours? <u>3</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>0</u> What data or transportation models were used to make these estimates?</p> <p>Average daily trip rate for single-family is 9.52 trips/dwelling unit (per ITE Trip Generation Manual 9th edition).</p> <p>3 du x 9.52 trips/du = 28.56 daily trips  <i>AM and PM peak hour trips were estimated per ITE Trip Generation Manual 9th Edition</i></p>	SR
<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. There are no agricultural fields or forest product producing sites in the immediate vicinity. Nor, is this site adjacent to any well established/used hauling routes for these goods.</p>	SR
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The City will impose traffic impacts fees which the developer will have to pay.</p>	SR

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<p><b>15. Public Services</b></p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="padding-left: 40px;">The need for public service such as fire, health, and police protection will be typical of a single family development of this size. The school children originating from the homes in this development will attend the schools in the Lake Washington School District.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="padding-left: 40px;">The roads and homes will be constructed to meet all applicable standards and codes of the City and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.</p> <p><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="text-align: center;">SR</p> <p style="text-align: center;">SR</p> <p style="text-align: center;">SR</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>Water City: of Redmond                      Sewer City: of Redmond                      Power and Gas: Puget Sound Energy                      Telephone: Verizon</p>	<p>SR</p>

**C. SIGNATURE**

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

Signature: 

Name of Signee: Todd Levitt

Position and Agency/Organization: Authorized Agent/CR Home Builders LLC.

Relationship of Signer to Project: Authorized Agent

Date Submitted: 6/20/2017

## **Legal Description**

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(TPN 1425059181 CHICAGO TITLE COMMITMENT NO. 0077755-06)

PARCEL A:

PARCEL A, CITY OF REDMOND BOUNDARY LINE ADJUSTMENT NO. 2015-00934, RECORDED UNDER RECORDING NUMBER 20160601900007, IN KING COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CREATED AND DESCRIBED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20101119000164; EXCEPT ANY PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL A.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

(TPN 1425059128 CHICAGO TITLE COMMITMENT NO. 0077756-06)

PARCEL A:

PARCEL A, CITY OF REDMOND BOUNDARY LINE ADJUSTMENT NO. L070359, RECORDED UNDER RECORDING NUMBER 20090114900001, IN KING COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS CREATED AND DESCRIBED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 20101119000164; EXCEPT ANY PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL A.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



# VICINITY MAP

