



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

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

PROJECT INFORMATION

PROJECT NAME: Chuang Short Plat

SEPA FILE NUMBER: SEPA-2022-00224

PROJECT DESCRIPTION:

3-Lot Short Plat w/ Buffer Averaging of Category III Wetland

PROJECT LOCATION: 16211 NE 51ST ST

SITE ADDRESS: 16211 NE 51ST ST
REDMOND, WA 98052

APPLICANT: Todd Levitt

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: David Lee

PHONE NUMBER: 425-556-2462

EMAIL: dlee@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 09/26/2022.**


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 10/10/2022**, 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: September 12, 2022

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

RESPONSIBLE OFFICIAL: Carol V. Helland
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Aaron Bert
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.



David Lee, Planner

Date of Review:

08/1/22

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>[Redacted]</p>	<p>DL</p> <p>[Redacted]</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>Geotechnical Report, Arborist Report, Wetland Review, Cultural Resource Study, Historical Resources Study.</p>	<p>DL</p> <p>[Redacted]</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>Not to the applicants knowledge.</p>	<p>DL</p> <p>[Redacted]</p>
<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>	<p>DL</p> <p>[Redacted]</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>Project is a three lot short plat for single family residences. Future lots will gain access to NE 51st Street through one shared driveway easement.</p>	<p>DL</p> <p>[Redacted]</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>Address: 16211 NE 51st Street Tax Parcel Number: 5196410310 Please reference the plan set submitted as part of this application for a vicinity map, legal description, topographic map, and township/range information.</p>	<p>DL</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>The steepest slope on site is approximately 14% and is located in western portion of the site on the east side of the existing house.</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-DL</p> <p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-DL</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>According to the the USDA Websoil Survey the soils on site generally consist of Alderwood gravelly sandy loam, 8 to 15 percent slopes. Please reference the Geotechnical Report provided with the Preliminary Short Plat submittal for detailed information on the site's soil.</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-DL</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>RZC 21.64 Critical Areas, Clearing and Grading Regulations-DL</p>
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>The purpose of grading will be to create level building pads, ensure proper site drainage, and storm vault construction. There is approximately 630 CY of cut and 702 CY of fill proposed. Fill dirt source has not been decided at this time, but will be from a approved source.</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-DL</p>
<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>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-DL</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>The lots will not exceed the limits of 60% impervious surface coverage as dictated by zoning code.</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-DL</p>

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A TESC plan will be prepared and implemented prior to commencement of construction activities.</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-DL</p>
<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 approximately 1,332 CY.</p>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-DL</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 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>	<p>RZC 21.64 Critical Areas, Clearing and Grading Regulations-DL</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>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>	<p>Air Operations Permits, Puget Sound Air Quality Agency-DL</p>
<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>	<p>Air Operations Permits, Puget Sound Air Quality Agency-DL</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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <p>Yes. There is a wetland contained in the adjacent southeast Tract. This wetland has been identified as a Cat III wetland. A stream is approximately 300-feet north of the site.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p>Clearing, grading, and construction related to residential development will occur within 200-feet of the wetland. No work will occur over or in the wetland. Please review the Preliminary Short Plat plan set for specifics on distance and type of work.</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 filling or dredging of any water bodies.</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>Groundwater is approximately 6-7 feet below existing grades.</p>	<p>RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p> <p>RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p> <p>RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p> <p>RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</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> <div style="background-color: yellow; height: 40px; width: 100%;"></div>	<div style="background-color: #c8e6c9; padding: 5px;"> <p>RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p> </div>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p> <div style="background-color: yellow; height: 60px; width: 100%;"></div>	<div style="background-color: #c8e6c9; padding: 5px;"> <p>RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p> </div>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p> <div style="background-color: yellow; height: 40px; width: 100%;"></div>	<div style="background-color: #c8e6c9; padding: 5px;"> <p>RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p> </div>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <div style="background-color: yellow; padding: 10px; height: 100px;"> <p>NA</p> </div>	<div style="background-color: #c8e6c9; height: 100px;"></div>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <div style="background-color: yellow; padding: 10px; height: 100px;"> <p>NO</p> </div>	<div style="background-color: #c8e6c9; height: 100px;"></div>

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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>RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p> <p>RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</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>RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p>

[Redacted]

Not applicable. The site will be served by sanitary sewers.

Runoff will generate from driveways and roofs. The runoff will be captured and routed to a proposed stormwater detention vault in the northeast portion of the site. The vault is proposed to have a detention capacity of 9,000 CF. After being detained the stormwater will be released into the existing stormwater conveyance system in NE 51st Street.

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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p style="background-color: #ffffcc; padding: 5px;">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 style="background-color: #ffffcc; padding: 5px;">No. Water generated as a result of the project will be released into its natural drainage basin.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">There are no anticipated drainage impacts anticipated.</p> <p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" 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 style="padding-left: 40px;">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 style="padding-left: 40px;">Other <input type="checkbox"/></p>	<p style="background-color: #c8e6c9; padding: 10px; color: red;">RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p> <p style="background-color: #c8e6c9; padding: 10px; color: red;">RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p> <p style="background-color: #c8e6c9; padding: 10px; color: red;">RZC 21.64 Critical Areas, Stormwater Management Code and Stormwater Notebook-DL</p>

To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>Other tree species include, Locust, Oak, Bitter Cherry, Cottonwood.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>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="237 934 1039 1386"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>0</td> <td>0</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>12</td> <td>7</td> <td>5</td> <td>41.6%</td> </tr> <tr> <td>Percentage (%)</td> <td>100%</td> <td>58.4%</td> <td>41.6%</td> <td>41.6%</td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	0	0	0	0%	Significant (6" – 30" dbh*)	12	7	5	41.6%	Percentage (%)	100%	58.4%	41.6%	41.6%	<p>RZC 21.64, Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-DL</p> <p>RZC 21.64, Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-DL</p> <p>RZC 21.64, Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-DL</p>
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<p>d. List threatened or endangered species known to be on or near the site.</p> <p>The applicant has not been made aware of any threatened or endangered species known to be on or near the site.</p>	<p>RZC 21.64, Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-DL</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>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>The applicant has not been made aware of any noxious weeds or invasive species known to be on or near the site.</p>	<p>RZC 21.64, Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-DL</p> <p>RZC 21.64, Critical Areas, RZC 21.72 Tree Preservation, RZC 21.32 Landscaping-DL</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 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>RZC 21.64, Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS-DL</p>
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>The applicant has not been made aware of any threatened or endangered species known to be on or near the site. According to the WDFW PHC interactive web map there are no species listed either.</p>	<p>RZC 21.64, Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS-DL</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>All of western Washington is located within the Pacific Flyway</p>	<p>RZC 21.64, Critical Areas, Endangered Species Act Sections 4, 7 & 10 Regulations, NMFS and USFWS-DL</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. An existing offsite Cat. III wetlands 80' buffer extends onto the site. The buffer will be placed in a NGPA tract. There will be apprx. 199sf of buffer encroachment and 398sf of addition.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>The applicant has not been made aware of any invasive animal species known to be on or near the site.</p>	<p>RZC 21.64, Critical Areas, Endangered Species Act Sections 4, 7& 10 Regulations, NMFS and USFWS-DL</p> <p>RZC 21.64, Critical Areas, Endangered Species Act Sections 4, 7& 10 Regulations, NMFS and USFWS-DL</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 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>RZC 21.17 Adequate Public Facilities-DL</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>RZC 21.17 Adequate Public Facilities-DL</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>RZC 21.17 Adequate Public Facilities-DL</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>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>According to publicly available Department of Ecology information there is no known possible contamination at the site from past or present uses.</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 contaminants on the site from past or present activities. If during construction a contaminant is exposed it will be handled using procedures set forth by applicable regulations.</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>Any chemical stored on site would be typical of residential home construction.</p>	<p>RMC 6.36 Noise Standards, Model Toxics Control Act-DL</p> <p>RMC 6.36 Noise Standards, Model Toxics Control Act-DL</p> <p>RMC 6.36 Noise Standards, Model Toxics Control Act-DL</p> <p>RMC 6.36 Noise Standards, Model Toxics Control Act-DL</p> <p>RMC 6.36 Noise Standards, Model Toxics Control Act-DL</p>

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<p>4. Describe special emergency services that might be required.</p> <p>There are not any special emergency services anticipated.</p>	<p>RMC 6.36 Noise Standards, Model Toxics Control Act-DL</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>There are no onsite environmental health hazards known to exist today, nor does the applicant anticipate that any will be generated as a direct result of this project.</p>	<p>RMC 6.36 Noise Standards, Model Toxics Control Act-DL</p>
<p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>The main source of off-site noise in this area originates from the vehicular traffic present on NE 51st Street. This is not anticipated to negatively affect the proposal.</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 will result from construction and building equipment during site development and home construction. These temporary activities are limited to legal working hours as prescribed by RMC. Long-term impacts are associated with the increase of human population, additional traffic and noise associated with residential land use. This noise is anticipated to be generated at the same scale as surrounding uses.</p>	<p>RMC 6.36 Noise Standards-DL</p> <p>RMC 6.36 Noise Standards-DL</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Building construction will be done during the hours prescribed by the City. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum. Any noise resulting from the long-term use of the project will be required to follow any applicable RMC noise regulations.</p>	<p>RMC 6.36 Noise Standards-DL</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>North: Single Family East: Single Family/NGPA Critical Area Tract South: Single Family West: Single Family Current Use: Single Family Proposed Use: Single Family</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>According to interpretation of historical photos dating back to 1936 the site has not been used for either.</p> <p>1). Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p> <p>No. There are no known uses of this nature anywhere near the properties.</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p> <p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p> <p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p>

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<p>c. Describe any structures on site.</p> <p>There is one single family home with an attached garage on site. The house was built in 1951 and renovated in 1978. The house is approximately 1,910 SF with a 1,720 SF basement. There is one 171 sf shed on site</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>The house, attached garage, and shed will be demolished.</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p>
<p>e. What is the current zoning classification of the site?</p> <p>R-4</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Single-Family Urban</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>This is not applicable. The site not within a current shoreline master program area.</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</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>The offsite Cat. III wetland has an 80' buffer which extends onto the site. There is approximately 199sf of buffer encroachment and 398sf of buffer addition proposed as part of this project.</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p>

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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Approximately 7 people will reside in in the completed project. (2.47 persons per household x 3 proposed homes = 7.41) 2.47 persons/household data utilized from US Census 2015-19</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>None. The current owners are proponents of the project.</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>No special measures are proposed beyond RZC requirements. The current owners are proponents of the project.</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The project will comply with the current zoning and design standards applicable to the site. Any variations from RZC standards will have to be reviewed and approved by the City.</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>None. There is no anticipated conflict with these types of uses.</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</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>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</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>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</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. Future homes will not exceed the allowed lot coverage standards established in RCZ.</p>	<p>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</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>RZC Article I, Zoning Based Regulations, Article II Citywide Regulations-DL</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>The project will provide net two new residences. Total residences/lots constructed will be three. The new residences are anticipated to be in the upper middle-income price range.</p>	<p>RZC 21.13 Southeast Redmond, RZC 21.20 Affordable Housing-DL</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 style="background-color: #ffffcc; padding: 5px;">No units will be eliminated (net two new units as described above, based on three new sfr and one existing sfr to be demolished).</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">The project is increasing housing opportunities by two homes.</p>	<p style="background-color: #c8e6c9; padding: 10px; color: #c00000;">RZC 21.13 Southeast Redmond, RZC 21.20 Affordable Housing-DL</p> <p style="background-color: #c8e6c9; padding: 10px; color: #c00000;">RZC 21.13 Southeast Redmond, RZC 21.20 Affordable Housing-DL</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 style="background-color: #ffffcc; padding: 5px;">The buildings will meet the height requirements of the R-4 zone. The exterior building materials may include any of the following: wood, hardwood, masonry, cedar shakes and/or asphalt shingles. Building materials will be decided upon at building permit.</p>	<p style="background-color: #c8e6c9; padding: 10px; color: #c00000;">RZC 21.60 Citywide Design Standards-DL</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p style="background-color: #ffffcc; padding: 5px;">It is not anticipated that the development will obstruct or alter any views in the immediate vicinity. The Applicant is not aware of any view easements, agreements, restrictive covenants or other documents creating any affirmative view rights affecting the property.</p>	<p style="background-color: #c8e6c9; padding: 10px; color: #c00000;">RZC 21.42 Public View Corridors-DL</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">The project is complying with the applicable zoning and design standards contained within RZC for the site.</p>	<p style="background-color: #c8e6c9; padding: 10px; color: #c00000;">RZC 21.60 Citywide Design Standards-DL</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>Minimal light and glare will be a result of residential lighting and traffic which will occur late in the evening or early in the morning.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Not to the applicant's knowledge. Homes will likely be constructed out of typical building materials such as wood, masonry brick, composite, and asphalt shingles. These materials typically do not produce glare which pose as a safety hazard.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>No significant impacts from off-site light or glare as a result of the surrounding residential neighborhoods are anticipated.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>The project will be designed to minimize light and glare including the utilization of down-lighting and will comply with the City's lighting Design Standards. Outdoor light will be directed away from the offsite wetland and its buffer area.</p>	<p>RZC 21.34 Lighting-DL</p> <p>RZC 21.34 Lighting-DL</p> <p>RZC 21.34 Lighting-DL</p> <p>RZC 21.34 Lighting-DL</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>An entrance to Marymoor Park is located 0.2 miles to the east.</p>	<p>RZC 21.36 Open Space, RMC 3.10 Impact Fees-DL</p>

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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <div style="background-color: #ffffcc; height: 100px; width: 100%;"></div> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <div style="background-color: #ffffcc; padding: 5px;"> <p>The development will adhere to zoning standards which dictate minimum lot sizes, structure setbacks, and open space on individual lots.</p> </div>	<div style="background-color: #c8e6c9; padding: 10px; margin-bottom: 10px;"> <p>RZC 21.36 Open Space, RMC 3.10 Impact Fees-DL</p> </div> <div style="background-color: #c8e6c9; padding: 10px;"> <p>RZC 21.36 Open Space, RMC 3.10 Impact Fees-DL</p> </div>
<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> <div style="background-color: #ffffcc; padding: 5px;"> <p>Research indicates that the original house has limited historical associations with significant events or persons in local history. While there is family relationship between the original owner and the pioneers who homesteaded the surrounding area, this relationship is distant. The original house, built in 1951, embodied only some typical design features of a mid-century Ranch style rather than distinctive characteristics. Regardless, many of these features have been lost over time due to subsequent remodeling and additions.</p> <p>The property at NE 16211 51st Street, Redmond, does not appear to meet the criteria for listing in National Register of Historic Places.</p> <p>Please review the Historical Evaluation Report Submitted as part of the Short Plat Application for more specifics.</p> </div>	<div style="background-color: #c8e6c9; padding: 10px;"> <p>RZC 21.30 Historic and Archaeological Resources, Section 106 Review, DAHP-DL</p> </div>

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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>The Cultural Resource Study submitted as part of the preliminary short plat application found no pre-contact cultural materials and no potentially-significant post-contact cultural materials during their on-site survey. The report identified 17 known sites within a one mile radius of the proposed short plat. Please reference the Cultural Resource Study for specific information.</p>	<p>RZC 21.30 Historic and Archaeological Resources, Section 106 Review, DAHP-DL</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>Perteet was contracted by the applicant to perform a Cultural Resources Study and BOLA Architecture and Planning was contracted for the Historical Resources Report. Please review the reports for the methodology used to assess potential on-site cultural and historic resources.</p>	<p>RZC 21.30 Historic and Archaeological Resources, Section 106 Review, DAHP-DL</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>Perteet has outlined in their report procedural recommendations for the applicant. Please review this report for the methodology used to assess potential on-site cultural and historic resources.</p>	<p>RZC 21.30 Historic and Archaeological Resources, Section 106 Review, DAHP-DL</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 NE 51st Street. The future homes will access NE 51st Street by way of a shared private access easement.</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 approximate distance to the nearest bust stop is 0.5 miles and is located near the NE 51st St & 154th Ave NE intersection</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>The completed development will have at minimum a total of 12 parking spaces. Each home will have at least two garage spaces and two spaces available in the driveway</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. The sidewalk along the project's frontage along NE 51st Street will be replaced to allow for future road widening. There will also be an access easements which will be constructed as part of the project. Please reference the plan set for detailed information on the proposed improvements.</p>	<p>RZC 21.30 Historic and Archaeological Resources, Section 106 Review, DAHP-DL</p> <p>RZC 21.30 Historic and Archaeological Resources, Section 106 Review, DAHP-DL</p> <p>RZC 21.52 Transportation Standards, RZC 21.40 Parking, RMC 3.10 Impact Fees-DL</p> <p>RZC 21.52 Transportation Standards, RZC 21.40 Parking, RMC 3.10 Impact Fees-DL</p>


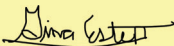
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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No it will not.</p>	<p>RZC 21.52 Transportation Standards, RZC 21.40 Parking, RMC 3.10 Impact Fees-DL</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>28.56</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? <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)? _____ 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). $3 \text{ du} \times 9.52 \text{ trips/du} = 28.56 \text{ daily trips}$ (Existing Trips = 9.52) (Net New Trips = 19.04)</p>	<p>RZC 21.52 Transportation Standards, RZC 21.40 Parking, RMC 3.10 Impact Fees-DL</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>No, it will not. The project is not known to be within close proximity to any of these regular uses.</p>	<p>RZC 21.52 Transportation Standards, RZC 21.40 Parking, RMC 3.10 Impact Fees-DL</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The developer will be assessed traffic impact fees, if applicable and in effect with the city, which will be paid when required during the process.</p>	<p>RZC 21.52 Transportation Standards, RZC 21.40 Parking, RMC 3.10 Impact Fees-DL</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: #ffffcc; padding: 5px;">The need for public service such as fire, health, and police protection will be typical of a single-family development of this size.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">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>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: #c8e6c9; padding: 10px;">RZC 21.17 Adequate Public Facilities, RMC 3.10 Impact Fees-DL</p> <p style="background-color: #c8e6c9; padding: 10px;">RZC 21.17 Adequate Public Facilities, RMC 3.10 Impact Fees-DL</p> <p style="background-color: #c8e6c9; padding: 10px;">RZC 21.17 Adequate Public Facilities- DL</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 (existing house connected to sewer) Power and Gas: Puget Sound Energy Telephone: Verizon</p>	<p>RZC 21.17 Adequate Public Facilities- DL</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.

  Digitally signed by Gina Estep
Date: 2022.05.06 09:02:06 -07'00'

Name of Signee: Gina Estep

Position and Agency/Organization: Director of Entitlement and Planner

Relationship of Signer to Project: Applicant

Date Submitted: 5/5/22