



Determination of Non-Significance Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Determination of Non-Significance for Willows Preparatory School File number: SEPA-2017-00329

was sent to the Applicant and to the attached mailing list copy, by first class mail, and electronically mailed to attached SEPA Agency List on or before May 18, 2017.

Name (print) Gloria Meerscheidt

Date May 18, 2017

CERTIFICATE OF POSTING

I, the undersigned, certify that on May 18, 2017, I posted copies of the attached

Determination of Non-Significance at:	3	Location(s) on or near the site
	1	City Hall
	1	Library

Name (print) David Lee for Sarah Pyle

Date May 18, 2017

From: [Gloria Meerscheidt](#)
To: [Adam](#); [andy.swayne@pse.com](#); [chelland@bellevuewa.gov](#); [Chris Jenkins](#); [connie.blumen@kingcounty.gov](#); [Dan Sokol](#); [dbeadle@ci.sammamish.wa.us](#); [Elaine Somers](#); [Elizabeth.Elliott@kingcounty.gov](#); [Erika Harris](#); [Fisheries.fileroom@muckleshoot.nsn.us](#); [fmiller@lwsd.org](#); [gary.kriedt@kingcounty.gov](#); [genick@tulaliptribes.nsn.gov](#); [Gretchen.Kaehler@dahp.wa.gov](#); [Heidi Bedwell](#); [Ivy Freitag](#); [Jennifer Meisner](#); [Johnson Meninick](#); [Jon Regala](#); [Karen.Walter@muckleshoot.nsn.us](#); [Kate Valdez](#); [klyste@stillaguamish.com](#); [laura.murphy@muckleshoot.nsn.us](#); [Mark.Wilgus@kingcounty.gov](#); [mattb@snoqualmie-tribe.us](#); [Philippe D. LeTourneau](#); [Puget Sound Clean Air Agency](#); [Ramin Pazooki](#); [robert.nunnenkamp@kingcounty.gov](#); [rrod](#); [ryoung@tulaliptribes.nsn.gov](#); [sepacenter@dnr.wa.gov](#); [sepadesk@dfw.wa.gov](#); [sepaunit@ecy.wa.gov](#); [Steve Mullen-Moses](#); [Steve.Bottheim@kingcounty.gov](#); [Steven Mullen-Moses](#); [tina.morehead@kingcounty.gov](#); [tlavender2@frontier.com](#); [tmcgruder@gmail.com](#); [Tom Hinman-citizen](#); [wendy.klahr](#)
Cc: [Sarah Pyle](#); [Gloria Meerscheidt](#); ["sgoto@sandlarchitects.com"](#)
Subject: City of Redmond SEPA-2017-00329 Willows Preparatory School
Date: Thursday, May 18, 2017 9:21:21 AM
Attachments: [SEPA201700329.pdf](#)

To review the environmental documents related to this project visit:

<http://www.redmond.gov/development/CodesandRules/LandUseActionNotices>

and scroll to the project name listed alphabetically.

Project name: Willows Preparatory School

Gloria Meerscheidt

Administrative Assistant, Development Review
City of Redmond – Development Services Center

15670 NE 85th St, MS: 2SPL

Redmond, WA 98052

P: 425.556.2407 F: 425.556.2400

www.redmond.gov

ATTACHMENT 3

201600340SV
BCA PROPERTIES LLC
3459 140TH AVE NE
BELLEVUE, WA 98005

201600340SV
BCA PROPERTIES LLC
1034 145TH PL NE
BELLEVUE, WA 98007

201600340SV
BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST #200
BELLEVUE, WA 98005

201600340SV
CAMPBELL PATRICIA A
PO BOX 2131
KINGSTON, WA 98346

201600340SV
Current resident
12280 RED-WOOD RD NE
REDMOND, WA 98052

201600340SV
Current resident
12300 WOOD-RED RD NE
REDMOND, WA 98052

201600340SV
Current resident
15809 NE 124TH ST
REDMOND, WA 98052

201600340SV
Current resident
15647 NE 124TH ST
REDMOND, WA 98052

201600340SV
Current resident
15609 NE 124TH ST
REDMOND, WA 98052

201600340SV
Current resident
12348 RED-WOOD RD NE
REDMOND, WA 98052

201600340SV
Current resident
12364 WOOD-RED RD NE
REDMOND, WA 98052

201600340SV
Current resident
11917 157TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
11921 157TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
11925 157TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
11931 157TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
12031 157TH CT NE
REDMOND, WA 98052

201600340SV
Current resident
12035 157TH CT NE
REDMOND, WA 98052

201600340SV
Current resident
12039 157TH CT NE
REDMOND, WA 98052

201600340SV
Current resident
12052 157TH CT NE
REDMOND, WA 98052

201600340SV
Current resident
12048 157TH CT NE
REDMOND, WA 98052

201600340SV
Current resident
12044 157TH CT NE
REDMOND, WA 98052

201600340SV
Current resident
12040 157TH CT NE
REDMOND, WA 98052

201600340SV
Current resident
15750 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15754 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15758 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15762 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15766 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15770 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15774 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
11932 158TH AVE NE
REDMOND, WA 98052

ATTACHMENT 3

201600340SV
Current resident
11928 158TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
11924 158TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
11920 158TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
11836 158TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
15740 NE 119TH CT
REDMOND, WA 98052

201600340SV
Current resident
15736 NE 119TH CT
REDMOND, WA 98052

201600340SV
Current resident
15732 NE 119TH CT
REDMOND, WA 98052

201600340SV
Current resident
15728 NE 119TH CT
REDMOND, WA 98052

201600340SV
Current resident
15741 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15745 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15749 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15771 NE 120TH WAY
REDMOND, WA 98052

201600340SV
Current resident
11929 158TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
11923 158TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
11831 158TH AVE NE
REDMOND, WA 98052

201600340SV
Current resident
12320 RED-WOOD RD NE
REDMOND, WA 98052

201600340SV
Current resident
12324 RED-WOOD RD NE
REDMOND, WA 98052

201600340SV
Current resident
12328 RED-WOOD RD NE
REDMOND, WA 98052

201600340SV
Current resident
11830 154TH PL NE
REDMOND, WA 98052

201600340SV
Current resident
15901 NE 124TH ST
REDMOND, WA 98052

201600340SV
Current resident
15521 NE 119TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15554 NE 119TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15518 NE 119TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15492 NE 119TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15482 NE 119TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15573 NE 119TH WAY
REDMOND, WA 98052

201600340SV
Current resident
15534 NE 119TH WAY
REDMOND, WA 98052

201600340SV
KENSINGTON HOA
PO BOX 414
REDMOND, WA 98052

201600340SV
LAWSON ALVIN E+JUDITH A
11929 158TH AV NE
REDMOND, WA 98052

201600340SV
MANCHANDA DHRUV+PARUL
15728 NE 119TH ST
REDMOND, WA 98052

ATTACHMENT 3

201600340SV
QUINN MICHAEL J+STACY R
11831 158TH AV NE
REDMOND, WA 98052

201600340SV
TANG SU L
5564 169TH PL SE
BELLEVUE, WA 98006

201600340SV
THORN TERRY+DIANE
11920 158TH AV NE
REDMOND, WA 98052

201600340SV
WANG FERMI
17101 NE 40TH CT
REDMOND, WA 98054

201600340SV
WELLS FARGO BANK N A
6591 IRVINE CENTER DR
IRVINE, CA 92618



ATTACHMENT 3

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

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

PROJECT INFORMATION

PROJECT NAME: Willows Preparatory School CUP & SPE

SEPA FILE NUMBER: SEPA-2017-00329

PROJECT DESCRIPTION:
SEPA for LAND-2016-00340 for CUP/SPE of a private school.

PROJECT LOCATION: 12280 RED-WOOD RD NE

SITE ADDRESS: 12280 RED-WOOD RD NE
REDMOND, WA 98052

APPLICANT: Sarah Vanags
Shin Goto

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: Sarah Pyle

PHONE NUMBER: 425-556-2426

EMAIL: spyle@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

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

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 06/02/2017.**

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 06/16/2017**, 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: May 18, 2017

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

RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Linda E. De Boldt
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: Sarah Pyle

Date of Review: 05/16/2017

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>A. <u>BACKGROUND</u></p> <p>1. Name of proposed project, if applicable: Willows Preparatory School Development</p> <p>2. Name of applicant: Shin Goto</p> <p>3. Address and phone number of applicant and contact person: 2731 183rd Ave SE Snohomish, Wa 98290</p> <p>4. Date checklist prepared: Revised April, 2017</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>15.2</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>0</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>0</u></p> <p>iv. Square footage of pavement being added: <u>-8,910 s.f.</u></p> <p>v. Use or principal activity: <u>Education, private school</u></p> <p>vi. Other information: _____</p> <p>7. Proposed timing or schedule (including phasing, if applicable): Move into new classroom Building "B" on-site and be operational as a school for 300 students by August 2018.</p>	<p>SP +</p> <p>SP</p> <p>SP</p> <p>SP</p> <p>SP</p> <p>SP</p> <p>SP (future dorms proposed)</p> <p>SP</p> <p>SP</p> <p>SP</p> <p>SP</p> <p>SP</p>

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>SP</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. Wetlands Delineation Report Critical Areas Report Soils Report</p>	<p>SP</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>SP</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known. Building construction permit - City of Redmond, Demolition permit, Conditional Use Permit, Site Entitlement</p>	<p>SP</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. Existing Willows Preparatory School 15.2 acre site. Construct a new educational classroom (private school) Building "B", +/- 20,000 s.f., 2 stories, 1 bsmnt for approximately 300 students.</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>Site located at 12280 Redmond-Woodinville Road, Wa (tax ID: 262605-9019-96)</p> <p>Construction of New Building "B" will be located on the NW portion of the site at the existing Theno's Dairy Buildings (demolition of 4 buildings totaling +/- 13,000 s.f. will be proposed)</p>	<p>SP</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <p><input checked="" 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 is approx. 25%. these grades are located south of the existing parking lot, south of the existing sanctuary building. These were man-made and created by the construction of the existing parking lot.</p>	<p>SP</p> <p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>silt and dense silty sand</p> <p>Fill overlying dense to very dense glacial till and very stiff to hard transitional bed deposits at depth.</p>	<p>SP</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>SP</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>Approx excavation: 176' x 80'</p>	<p>SP</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>During construction shoring will be needed for excavation at the base of the steep slope. See Critical Areas Report for more details and recommendations. Steep slopes are man-made.</p>	<p>SP</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approximately 58.6 %</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Proposed soldier pile shoring</p>	<p>SP</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes</p>	<p>SP</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>Construction will result in delivery of materials to site by commercial vehicles. As all roads and drives are developed, minimal construction dust will be released from vehicular traffic. Generally, post construction air emissions will likely come from vehicles driven by parents of the students being dropped off.</p>	<p>SP</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, generally describe.</p> <p>There are no known off-site sources of emissions or odors.</p>	<p>SP</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>None proposed for construction. Parents are always encouraged to carpool to reduce the amount of traffic that will arrive on site.</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>There are current retention ponds located on the site, including wetlands area A and B. These are both man-made wetlands. Regulation is not suggested. See Critical Areas Assessment.</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>The proposed development is 175' away from on Wetland B as shown on site plan. Per the Critical Areas Assessment, this wetland also appears to be man-made and provides little if any function and value due to its lack of plant diversity. Regulation of this wetland is not suggested.</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>Amount of fill and dredge material is unknown at this time. Possible future construction may require work in man-made wetland area. Mitigation will be proposed in future.</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>Wetlands will not be altered during the Classroom building construction. Possible future construction may require work in man-made wetland area. Mitigation will be proposed - future.</p>	<p>SP</p> <p>SP</p> <p>SP</p> <p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p>	<p>SP</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p>	<p>SP</p>
<p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p>	<p>SP</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p>	<p>SP</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>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>No waste discharge is expected. There are no septic tanks used on the site.</p>	<p>SP</p> <p>SP</p>
<p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Storm water is currently controlled by existing detention ponds located throughout the site. All rainwater from buildings are tight-lined the ponds. Surface water is collected in existing catch basins and directed to the detention pond.</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Nothing anticipated to be used to create waste materials.</p>	<p>SP</p>
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>Yes, construction of new structure will alter drainage patterns. Drainage Report proposes mitigation and redesign to handle these changes.</p>	<p>SP</p>
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>The storm drainage improvements will include installation of catch basins and underground storm pipe system to collect and convey storm water to the existing storm system in Redmond-Woodinville Road NE. No other flow controls measures are required for this project development.</p>	<p>SP</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 checked="" type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p>Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	

To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>All of the known vegetation is listed above.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Majority of classroom construction takes place on existing Theno's Dairy location and paved parking lot. No healthy, significant or landmarked trees are proposed to 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>	<p>SP</p> <p>SP</p>																				
<table border="1"> <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>3</td> <td>0</td> <td>3</td> <td></td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>50</td> <td>0</td> <td>50</td> <td></td> </tr> <tr> <td>Percentage (%)</td> <td>53</td> <td>0</td> <td>53</td> <td></td> </tr> </tbody> </table>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	3	0	3		Significant (6" – 30" dbh*)	50	0	50		Percentage (%)	53	0	53		<p>SP</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	3	0	3																		
Significant (6" – 30" dbh*)	50	0	50																		
Percentage (%)	53	0	53																		
<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><i>* DBH – Diameter at breast height</i></p>																					
<p>d. List threatened or endangered species known to be on or near the site.</p> <p>There are no known threatened or endangered species known on or near the site.</p>	<p>SP</p>																				

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="padding-left: 40px;">Landscaping design using NW native plants proposed, see Landscaping Plans.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="padding-left: 40px;">There are no known noxious weeds and/or invasive species known on or near the site.</p>	<p style="text-align: center;">SP</p> <p style="text-align: center;">SP</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 checked="" type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p>Mammals: Deer <input 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;">There are no known threatened or endangered species known on or near the site.</p> <p>c. Is the site part of a migration route? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p style="padding-left: 40px;">Site is not known to be a migration route.</p>	<p style="text-align: center;">SP</p> <p style="text-align: center;">SP</p> <p style="text-align: center;">SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>There are no specific measures proposed to preserve or enhance wildlife. However, the large site maintains a large amount of green open space and we are creating a soft surface pedestrian trail in a natural environment.</p>	<p>SP</p>
<p>e. List any invasive animal species known to be on or near the site.</p> <p>There are no known invasive animal species on or near the site.</p>	<p>SP</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>Natural gas & electricity are currently provided to the site, and will be used to operate the facility.</p>	<p>SP</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>SP</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>Energy saving lighting controls, zone specific HVAC controls</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>There are no known possible contamination practices past or present on the site.</p> <p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>No toxic or hazardous materials will be produced or kept on site.</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>There are no known toxic or hazardous chemicals that will be or have been stored or used on the site.</p>	<p>SP</p> <p>SP</p> <p>SP</p> <p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services are known to be required.</p>	<p>SP</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>There are no known environmental health hazards on site that require any proposed control measures.</p>	<p>SP</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>Traffic noise on Woodinville-Redmond Road.</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>Only during construction - some equipment and automobile noise. Construction will be limited to City of Redmond regulations. The school operates M-F</p> <p>Noise study discusses increase traffic noise and mitigation measures that will be taken.</p>	<p>SP</p> <p>SP</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>Since the hourly noise levels exceed the W.A.C. site noise limits, a noise control plan will need to be included in the new construction design proposal for the school. The noise control plan will need to include considerations for the exterior wall and window assemblies to reduce noise levels to the classrooms to meet interior noise level requirements.</p>	<p>SP</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>Current uses of the site are educational k-12- private school & church sanctuary. The adjacent property to the east and south are residential & NGPA. West is open land and north appears to be agricultural.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>The site was a dairy farm at one time. However, the site has seen a combination of commercial and residential uses over the last 30 years.</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, the project will not affect or be affected by surrounding working farm or forest lands normal business operations.</p>	<p>SP</p> <p>SP</p> <p>SP</p> <p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. Describe any structures on site.</p> <p>(2) single family residences - to be demolished (1) church sanctuary building (4) defunct single story commercial buildings - to be demolished (1) educational classroom building (1) water tower</p>	<p>SP</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>Theno's Dairy Buildings (4 total) Single family residences (2 total)</p>	<p>SP</p>
<p>e. What is the current zoning classification of the site?</p> <p>R1 and R4</p>	<p>SP</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>North Redmond Neighborhood</p>	<p>SP</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>This property in not within a shoreline.</p>	<p>SP</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>Wetlands - have been determined to be man-made, see critical areas assessment. Steep slope / Landslide - have been determined to be man-made. City determined no critical area requirements.</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>i. Approximately how many people would reside or work in the completed project?</p> <p style="padding-left: 40px;">New Classroom building 300 students, 15 staff Existing administration building 100 students, 25-30 staff</p>	SP
<p>j. Approximately how many people would the completed project displace?</p> <p style="padding-left: 40px;">None, current Theno's Dairy is vacant. Single family residences are vacant.</p>	SP
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p style="padding-left: 40px;">There will be no displacements.</p>	SP
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p style="padding-left: 40px;">Application to the City of Redmond for Conditional Use Permit.</p>	SP
<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 style="padding-left: 40px;">Application to the City of Redmond for Conditional Use Permit.</p>	SP
<p>n. What percentage of the building will be used for:</p> <p style="padding-left: 40px;">Warehousing _____</p> <p style="padding-left: 40px;">Manufacturing _____</p> <p style="padding-left: 40px;">Office _____</p> <p style="padding-left: 40px;">Retail _____</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) _____</p> <p>Other (specify) <u>Educational 100%</u></p> <p>Residential _____</p>	<p>SP</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>Type VB</p>	<p>SP</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>New Classroom building +/-20,000 s.f.</p>	<p>SP</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>Unknown at this time.</p>	<p>SP: future expansion expected as part of CUP for dorm building, that will undergo additional SPE review and SEPA</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>In the future a possible dormitory building may be constructed housing approx. 40 students which are included in the 300 students for the proposed classroom building. Dormitory Building +/- 30,000 s.f.</p>	<p>SP</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>The only residential units on the site are the 2 vacant single family houses that are planned to be demolished.</p>	<p>SP</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>There are no proposed measures, current houses are vacant.</p>	<p>SP</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>2 stories, 1 basement (35') is the tallest height of any proposed structure, wood siding is the cladding.</p>	<p>SP</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>By keeping height of new building to a minimum and creating pedestrian plaza ontop, views to North Valley will be maintained.</p>	<p>SP</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Height of the new classroom building has been minimized to control aesthetic impacts of existing views.</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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 style="padding-left: 40px;">Pole mounted lights in parking lot, and bollards along walkways. will be lit at night for security.</p> <p style="padding-left: 40px;">Day time classes only, no night time classes.</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;">The pole mounted light fixtures will have cut off lenses to reduce trespass.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p style="padding-left: 40px;">There are no known off-site existing sources of light or glare that will affect the project.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p style="padding-left: 40px;">The pole mounted light fixtures will have cut off lenses to reduce glare impacts.</p>	<p style="text-align: center;">SP</p> <p style="text-align: center;">SP</p> <p style="text-align: center;">SP</p> <p style="text-align: center;">SP</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p style="padding-left: 40px;">Indoor swimming pool daytime playfield Full basketball court/ gymnasium</p>	<p style="text-align: center;">SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>The project is adding an outdoor plaza area to the recreational opportunities. It is not displacing any of the existing recreational areas.</p>	<p>SP</p> <p>SP</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p>Theno's Dairy Buildings are older than 45 years. We are currently having ICF, Archeological Firm provide an Historic Structure Evaluation on the site.</p> <p>We have also connected with the Redmond Historical Society in this regard.</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>The site is located in a High/Medium risk area. We have initiated the Cultural Review Process with ICF Archeological Firm.</p>	<p>SP</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>We have initiated the Cultural Review Process. ICF is currently assessing the site, and working on their Literature Review and Cultural Resourced Field Survey Technical report.</p>	<p>SP</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>We have initiated the Cultural Review Process. ICF is currently assessing the site, and working on their Literature Review and Cultural Resourced Field Survey Technical report. We be able to assess the findings once the Technical Report is complete.</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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 has access to Woodinville-Redmond road via two immediate driveways and one driveway further to the south. The two immediate driveways are restricted to right-in/right-out only due to C curbing down the center of Wood-Rd Road and the further southern access is a full access with southbound left-turn in and an acceleration lane for exiting vehicles. (per Traffic Study dated Jan. 18, 2016).</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>Redmond Transit Connections have bus routes along Woodinville-Redmond Road & N.E. 124th street.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>24 new parking spaces 18 will be eliminated</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p>CUP conditions require upgrades to NE 124th Street. Widen the existing sidewalk into a 12' trail with planter.</p> <p>Both Redmond-Woodinville Rd and NE 124th Street require a 50' ROW Dedication.</p>	<p>SP</p> <p>SP</p> <p>SP</p> <p>SP</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>None of these types of transportation will be used.</p>	<p>SP</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>309</u> If known, indicate when peak volumes would occur: <u>8:00</u> - <u>9:00</u> a.m. and <u>2:30</u> - <u>3:30</u> p.m. How many of these trips occur in the a.m. peak hours? _____ How many of these trips occur in the p.m. peak hours? <u>43</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>unknown</u> What data or transportation models were used to make these estimates?</p> <p>Based on the Institute of Transportation Engineers (ITE), per Traffic Study dated Jan. 18, 2016.</p>	<p>SP</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>It is unknown if the movement of agricultural or forest products will affect or be affected by the proposed vehicular trips. We are not anticipating any interference.</p>	<p>SP</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The site will be managed by directing parents to utilize the empty drop-off areas to ensure that vehicles don't queue back and impact Woodinville-Redmond Road. If queuing ever becomes an issue the site could utilize the southern access and have parents go counter clockwise around Building A where the drop-off/pick-up will occur. Providing 1,450 feet queuing space.</p>	<p>SP</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>All utilities are existing on site for current classroom building. Standard construction activities for wood framed building, concrete foundation, wood framed building, metal roof.</p>	<p>SP</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: Shin Goto Digitally signed by Shin Goto
DN: cn=Shin Goto, o=S+L Architects, LLC, ou=S+L Architects, email=sgoto@sandlarchitects.com, c=US
Date: 2016.02.22 03:35:14 -08'00'

Name of Signee: Shin Goto

S + L Architects, LLC

Position and Agency/Organization: _____

Architect

Relationship of Signer to Project: _____

Date Submitted: February 22, 2016 / Revised April 3, 2017