

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

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

PROJECT INFORMATION

PROJECT NAME: Rose Hill West

SEPA FILE NUMBER: SEPA-2018-00685

PROJECT DESCRIPTION:

The project is a 24-Lot Subdivision including 1 low-income unit. Existing Parcels: #0324059168, 9037, 9186, 9005, 9187, 9164. The project was under LAND-2017-00564 for the PREP process and went through 90% submittal before time expired. Existing Critical Areas and buffers will be contained within a separate tract for preservation.

PROJECT LOCATION: Rose Hill Neighborhood West of 138th Ave. NE

SITE ADDRESS: 9717 138TH AVE NE
KIRKLAND, WA 98033

APPLICANT: Jeremy Febus
Kevin Seiler

LEAD AGENCY: City of Redmond

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Scott Reynolds

PHONE NUMBER: 425-556-2409

EMAIL: sreynolds@redmond.gov

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 04/23/2019.**

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 05/08/2019**, 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.

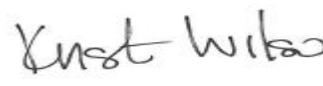
DATE OF DNS ISSUANCE: April 9, 2019

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

RESPONSIBLE OFFICIAL: Erika Vandenbrande
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Martin Pastucha
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

PROJECT ACTION

(Revised March 2018)

Purpose of the Checklist:

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

Instructions for Applicants:

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

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

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

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

Review Planner:

Scott Reynolds

Date of Review:

4/2/19

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>There are currently no plans for future additions, expansions, or further activity on the site.</p>	<p style="text-align: center;">SR</p>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Geotechnical Report. Critical Areas Report and Tree Assessment. Cultural Resources Report</p>	<p style="text-align: center;">SR</p>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p> <p>There are no known pending governmental approvals or proposals affecting the property.</p>	<p style="text-align: center;">SR</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Preliminary Plat, Final Plat, Coordinated Civil Review, Clearing and Grading Permits, NPDES Permit, Forest Practices Permit, Building Permits for individual single-family homes, stormwater vault, and retaining walls over 4-ft</p>	<p style="text-align: center;">SR</p>
<p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p>The project proposes development of approximately 5-acres of a 6.53-acre site. It is a 24-unit single family residential development.</p>	<p style="text-align: center;">SR</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>The subject site is located within City of Redmond in Section 03, Township 25 N, Range 5 E WM. The project is situated on approximately 6.53 acres and is comprised of six parcels: 0325059005, 0325059037, 0325059168, 0325059164, 0325059186, 0325059187. The site is located southwest of southwest of NE 100th St and 138th Ave NE.</p>	<p style="text-align: center; color: red;">SR</p>
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Flat <input checked="" type="checkbox"/> Rolling <input type="checkbox"/> Hilly <input checked="" type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <input type="checkbox"/> Other <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>rades in the center of the site are gradual; sloping at 3-5%, while terrain steepens towards the eastern and southern boundaries, sloping at 8-10% and 20-30%, respectively. Topography approaching the ravine has scattered areas of steep slopes where grades exceeds 40%.</p>	<p style="text-align: center; color: red;">SR (RZC 21.64, Critical Areas; Clearing and Grading Regulations)</p> <p style="text-align: center; color: red;">SR (RZC 21.64, Critical Areas; Clearing and Grading Regulations)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>According to the NRCS Soil Survey, the site consists of gravelly sandy loam. There are no known agricultural soils found on the site.</p>	<p>SR (RZC 21.64, Critical Areas; Clearing and Grading Regulations)</p>
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe.</p> <p>Portions of the site are mapped as landslide hazard area as defined by COR.</p>	<p>SR (RZC 21.64, Critical Areas; Clearing and Grading Regulations)</p>
<p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>Filling and grading will be required for road improvements, utility installation, stormwater improvements, and building site preparation. The preliminary earthwork quantities are 30,500 cubic yards of fill and 10,000 cubic yards of cut. Fill will be from re-use of on-site material or import of material from locations to be determined during construction permitting.</p>	<p>SR (RZC 21.64, Critical Areas; Clearing and Grading Regulations)</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion could occur as a result of clearing and construction due to construction stormwater runoff.</p>	<p>SR (RZC 21.64, Critical Areas; Clearing and Grading Regulations)</p>
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approximately 60% of the site will be covered with impervious surface upon completion of construction.</p>	<p>SR (RZC 21.64, Critical Areas; Clearing and Grading Regulations)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Best Management Practices for erosion control will be implemented on-site during construction to minimize erosion due to clearing or construction activities. This will include include flagging clearing limits, silt fence and perimeter protection, stabilized construction entrances, construction flow control, etc</p>	<p>SR (RZC 21.64, Critical Areas; Clearing and Grading Regulations)</p>
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes</p>	<p>SR (RZC 21.64, Critical Areas; Clearing and Grading Regulations)</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>Emissions from construction equipment will be likely during construction and demolition. Once construction is completed, increase in emissions will occur from the net increase in average daily vehicle trips.</p>	<p>SR (Air Operations Permits; Puget Sound Air Quality Agency)</p>
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>No known off-site sources of emissions or odor have been found.</p>	<p>SR (Air Operations Permits; Puget Sound Air Quality Agency)</p>
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Construction vehicles will be maintained in good working order. All construction activities will comply with City of Redmond air quality requirements for construction.</p>	<p>SR (Air Operations Permits; Puget Sound Air Quality Agency)</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>The Critical Areas Report identifies a Class 3 stream, Category 4 Wetland and Category 2 Wetland off-site to the south. A Class 4 stream and category 3 wetland are previously mapped by adjacent development to the east. No development activity is proposed within any of these streams or wetland or buffers.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc.</p> <p>N/A</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 is no fill or dredge material that will be placed in or removed from surface water or wetlands.</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>N/A</p>	<p>- There is a off site Category 1 wetlands with 150' buffer onto the property.</p> <p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p> <p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p> <p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p> <p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</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>N/A</p>	<p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</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>N/A</p>	<p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</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>N/A</p>	<p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>N/A</p>	<p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No</p>	<p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</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>N/A</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals, agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>The completed project will be served by the municipal public sewer system. No ground discharge of waste is proposed.</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>Stormwater runoff will occur from roofs, driveways, yards, and road improvements. Runoff from the majority of the site will be collected and conveyed to a conventional detention and water quality treatment vault located at the east edge of the site. Runoff from 3 lots to the south will be dispersed via a dispersion trench.</p>	<p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p> <p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p> <p>- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p style="background-color: #ffffcc; padding: 5px;">No waste material discharge to ground or surface waters is proposed or anticipated.</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;">The project will maintain existing drainage patterns in the vicinity of the site.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p style="background-color: #ffffcc; padding: 5px;">Stormwater detention will be provided in a detention vault. The vault will be sized using a continuous flow model consistent with current City of Redmond stormwater mitigation requirements at the time of project vesting. On-site stormwater mitigation will also be provided through BMP's incorporated into the project design throughout the site. A BMP to note is downspout dispersion systems on the 3 lots south of 97th St.</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 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: 5px;">- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p> <p style="background-color: #c8e6c9; padding: 5px;">- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p> <p style="background-color: #c8e6c9; padding: 5px;">- SR (RZC 21.64, Critical Areas, RMC 13.06, Stormwater Management Code & Stormwater technical Notebook)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>Vegetation is typical second growth forest of the Pacific Northwest.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Approximately 4.5-acres of the 6.53-acre site will be cleared for new development. This will include some evergreen and deciduous trees.</p> <p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.</p> <table border="1" data-bbox="235 934 1039 1386"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>52</td> <td>31</td> <td>21</td> <td>35</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>211</td> <td>130</td> <td>81</td> <td>36</td> </tr> <tr> <td>Percentage (%)</td> <td>100</td> <td>61</td> <td>39</td> <td></td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>The pileated woodpecker was noted to occur on site per Critical Areas Report.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	52	31	21	35	Significant (6" – 30" dbh*)	211	130	81	36	Percentage (%)	100	61	39		<p>- SR (RZC 21.64, Critical Areas, RZC 21.72, Tree Preservation, RZC 21.32, Landscaping)</p> <p>- SR (RZC 21.64, Critical Areas, RZC 21.72, Tree Preservation, RZC 21.32, Landscaping)</p> <p>- SR (RZC 21.64, Critical Areas, RZC 21.72, Tree Preservation, RZC 21.32, Landscaping)</p> <p>- SR (RZC 21.64, Critical Areas, RZC 21.72, Tree Preservation, RZC 21.32, Landscaping)</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	52	31	21	35																	
Significant (6" – 30" dbh*)	211	130	81	36																	
Percentage (%)	100	61	39																		

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">Street trees, park and open space, and individual lot landscaping will be provided typical of single-family residential development at the proposed density in this area. Invasive species to be removed in NGPE.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p style="background-color: #ffffcc; padding: 5px;">There are limited areas of stinging nettles and blackberry bramble in the west and south areas of the site.</p>	<p style="background-color: #c8e6c9; padding: 5px;">- SR (RZC 21.64, Critical Areas, RZC 21.72, Tree Preservation, RZC 21.32, Landscaping)</p> <p style="background-color: #c8e6c9; padding: 5px;">- SR (RZC 21.64, Critical Areas, RZC 21.72, Tree Preservation, RZC 21.32, Landscaping)</p>
<p>5. Animals</p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input checked="" type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p>Mammals: Deer <input checked="" type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p style="background-color: #ffffcc; padding: 5px;">The pileated woodpecker was noted to occur on site per Critical Areas Report.</p> <p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p style="background-color: #ffffcc; padding: 5px;">The project site is located within the broad boundary of the Pacific Flyway, the major migrating corridor for birds in North America, west of the Continental Divide. However, the project itself is not a known congregation area for migratory birds.</p>	<p style="background-color: #c8e6c9; padding: 5px;">- SR (RZC 21.64, Critical Areas, Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</p> <p style="background-color: #c8e6c9; padding: 5px;">- SR (RZC 21.64, Critical Areas, Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</p> <p style="background-color: #c8e6c9; padding: 5px;">- SR (RZC 21.64, Critical Areas, Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Approximately 1.4-acres of the project site will be retained in native growth protection area.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>There are no known invasive animal species known to be on or near the site.</p>	<p>- SR (RZC 21.64, Critical Areas, Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</p> <p>- SR (RZC 21.64, Critical Areas, Endangered Species Act Sections 4, 7, & 10 Regulations, NMFS and USFWS)</p>
<p>6. Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>The project will be served by electricity and natural gas to accommodate the proposed single-family residences. Each system will meet energy code requirements.</p>	<p>- SR (RZC 21.17, Adequate Public Facilities)</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>- SR (RZC 21.17, Adequate Public Facilities)</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 project is not anticipated to include energy conservation measures beyond those required in the City adopted building code.</p>	<p>- SR (RZC 21.17, Adequate Public Facilities)</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>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>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>- SR (RZC 6.36, Noise Standards, Model Toxics Control Act)</p> <p>- SR (RZC 6.36, Noise Standards, Model Toxics Control Act)</p> <p>- SR (RZC 6.36, Noise Standards, RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act)</p> <p>- SR (RZC 6.36, Noise Standards, RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act)</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 anticipated to be required for the proposed project.</p>	<p>- SR (RZC 6.36, Noise Standards, RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act)</p>
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Best management practices for construction material delivery, handling, containment, and storage will be implemented.</p>	<p>- SR (RZC 6.36, Noise Standards, RZC 21.26 Hazardous Liquid Pipelines, Model Toxics Control Act)</p>
<p>b. Noise</p>	
<p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p>	
<p>There is an existing gun club to the east of the proposed development.</p>	<p>- SR (RZC 6.36, Noise Standards)</p>
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p>	
<p>Noise levels will be increased in the short-term during construction activities. Long-term residential noise levels could marginally increase with the increased density of single family homes.</p>	<p>- SR (RZC 6.36, Noise Standards)</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>Noise levels during construction activities will comply with the requirements of the City of Redmond municipal code. No mitigation for the existing gun club noise provided.</p>	<p>- SR (RZC 6.36, Noise Standards)</p>
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The site contains single-family residential housing. The proposed development will not affect current land uses on nearby or adjacent properties.</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 historic aerial photos, the site has not been used for agriculture or forest lands within the past 20 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>The project will not affect or be affected by surrounding working farm or forest land.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p> <p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p> <p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. Describe any structures on site.</p> <p>The site is occupied by 3 houses and multiple garages and out buildings.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>All structures on currently present on site will be demolished.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>e. What is the current zoning classification of the site?</p> <p>The property is zoned Single Family Urban Residential Intent in the southwestern edge of the property, Single Family Residential R-1 in the southwest corner of the property and Residential Innovative Zoning (RIN) on the remaining project site.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>The current comprehensive plan designates the southwest portion of the site as Semi-Rural and the remainder of the site as Single-family Urban.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>No City of Redmond Shorelines are located within the project vicinity.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>The project site is located within a designated Landslide Hazard Area per the City of Redmond Parcel Viewer. Per the Critical Areas Report, there is an offsite class 3 wetland, category 2 wetland and category 4 wetland - their 150-ft buffers extend onto the southern extents of the project site.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</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>The project will create 24 single-family households.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>j. Approximately how many people would the completed project displace?</p> <p>3 Households</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Financial Compensation</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposed project has been designed in accordance with the current zoning code and comprehensive plan.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>No measures are required to ensure the project is compatible with agricultural or forest lands.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>0</u></p> <p>Manufacturing <u>0</u></p> <p>Office <u>0</u></p> <p>Retail <u>0</u></p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) <u>0</u></p> <p>Other (specify) <u>0</u></p> <p>Residential <u>100</u></p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>0. What is the proposed I.B.C. construction type?</p> <p>Home construction with wood frame</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>Single family residences will be 2,500 square feet on average.</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>No future expansion is anticipated at this time</p>	<p>- SR (RZC Article I, Zoning Based Regulations, Article II, citywide Regulations)</p>
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>The project proposes 24 units. 23 market rate detached households and 1 low income affordable units. 4 units will be size-limited dwelling including the low-income affordable dwelling.</p>	<p>- 5 size limited homes are required per Redmond Zoning Code 21.08.360.</p> <p>- SR (RZC 21.08, Residential Regulations, RZC 21.20 Affordable Housing)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Three middle income housing units.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>The project will implement 4 Smaller Dwelling units. This will include 4 size-limited households - 1 of which being a low income affordable dwelling.</p>	<p>- SR (RZC 21.08, Residential Regulations, RZC 21.20 Affordable Housing)</p> <p>- 5 size limited homes are required per Redmond Zoning Code 21.08.360. - SR (RZC 21.08, Residential Regulations, RZC 21.20 Affordable Housing)</p>
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>Maximum height of structures on site will not exceed the maximum height allowed by the Redmond Zoning Code. The principal external building material proposed is wood.</p>	<p>- SR (RZC 21.08.180, Residential Development & Architectural, Site, and Landscaping Design Regulations)</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No views in the immediate vicinity are anticipated to be altered or obstructed upon completion of the project.</p>	<p>- SR (RZC 21.42 Public View Corridors)</p>
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Removed trees will be replaced as required by the City of Redmond Zoning Code.</p>	<p>- SR (RZC 21.08.180, Residential Development & Architectural, Site, and Landscaping Design Regulations)</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>Each single family residence will produce light and glare typical of a standard single family home.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No, the completed project will not create safety hazards due to light or glare.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>No off-site sources of light or glare will affect the proposal.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>No measures are proposed.</p>	<p>- SR (RZC 21.34, Lighting)</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>A Informal recreational opportunities include biking and walking along roadways. Marymoor Park and the Sammamish River Trail are located within 3 miles of the project site. A blanket easement over the 100-ft PSE transmission corridor is provided per city direction.</p>	<p>- SR (RZC 21.36, Open Space, RMC 3.10 Impact fees)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p style="background-color: #ffffcc; padding: 5px;">No existing recreational uses will be displaced by proposed project.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p style="background-color: #ffffcc; padding: 5px;">The project includes dedicated tracts for recreational use consistent with the Redmond Zoning Code.</p>	<p style="background-color: #c8e6c9; padding: 5px;">- SR (RZC 21.36, Open Space, RMC 3.10 Impact fees) - SR (RZC 21.36, Open Space, RMC 3.10 Impact fees)</p> <p style="background-color: #c8e6c9; padding: 5px;">- SR (RZC 21.36, Open Space, RMC 3.10 Impact fees)</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p style="background-color: #ffffcc; padding: 5px;">Per Cultural Resources report, there are three historic single-family residences and associated structures, and recommended not eligible for listing on historic registers.</p>	<p style="background-color: #c8e6c9; padding: 5px;">- SR (RZC 21.30, Historic & Archaeological Resources, Section 106 Review, DAHP)</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>Background research did not identify any precontact or historic era archeology within the project location. Duwamish, Suquamish, Snoqualmie, Snohomish, Stillaguamish, Tulalip, Muckleshoot and Yakama cultural resource staff members were contacted to determine concern regarding the project. Above response is per the Culutral Resources Report titled "Cultural Resources Assessment for the Rose Hill West Project, Redmond, King County Washington" conducted by Cultural Resource Consultants,</p>	<p>- SR (RZC 21.30, Historic & Archaeological Resouces, Section 106 Review, DAHP)</p>
<p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archaeological and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.</p> <p>Per the cultural resources report, investigations consisted of review of local environmental and cultural information, historical information and field investigations. Research was performed using Early Cadastral Surveys from the General Land Office, the DAHP WISAARD Database, among many other resources discussed in the Cultural Resources Report. Duwamish, Suquamish, Snoqualmie, Snohomish, Stillaguamish, Tulalip, Muckleshoot and Yakama cultural resource staff members were contacted to determine concern regarding the project.</p>	<p>- SR (RZC 21.30, Historic & Archaeological Resouces, Section 106 Review, DAHP)</p>
<p>d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>No measures are proposed.</p>	<p>- SR (RZC 21.30, Historic & Archaeological Resouces, Section 106 Review, DAHP)</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 project site is served by NE 100th Street to the north and 138th Ave NE to the east. The project will retain the access point on 138th, and create an access point on 137th PL NE.</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>The nearest Metro Transit bus stop is located within 1/2-mile of the project site along 132nd Ave Ne.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>Minimum parking for 24 units will be provided in accordance with the Redmond Municipal Code requirements and standards.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p>The project also includes roadway improvements on 138th Ave NE, 137th Ave NE, 136th Ave NE and NE 97th St. The roadways will be built in accordance with the Redmond Municipal Code requirements and standards. The project also allocates a blanket trail easement over the PSE transmission line corridor which the city intends to use for a trail according to their comprehensive plan.</p>	<p>- SR (RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees)</p> <p>- SR (RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees)</p> <p>- SR (RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees)</p> <p>- SR (RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>The project will not use or occur in the immediate vicinity of water, rail or air transportation.</p>	<p>- SR (RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees)</p>
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>300</u> If known, indicate when peak volumes would occur: <u>7:00</u> - <u>9:00</u> a.m. and <u>4:00</u> - <u>6:00</u> p.m. How many of these trips occur in the a.m. peak hours? <u>14</u> How many of these trips occur in the p.m. peak hours? <u>21</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u><1%</u> What data or transportation models were used to make these estimates?</p> <p>Institute of Transportation Engineers (ITE) in the Trip Generation Manual (9th Edition, 2012). Land Use Code No. 210 ('Single-Family Detached Housing').</p>	<p>- Should be ITE 10th Edition, 2017. - SR (RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees)</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>The project will involve removal of trees and excavation of dirt to be moved off site.</p>	<p>- SR (RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees)</p>
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>Traffic impact fees will be assessed by the City of Redmond with individual building permit applications.</p>	<p>- SR (RZC 21.52, Transportation Standards, RMC 3.10, Impact Fees)</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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;">Since the project is increasing the number of residences, there could be an increase in demand for public services typical of single-family residences.</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 project will meet City of Redmond requirements for emergency access and building construction, and will pay all applicable impact and mitigation fees adopted by the City.</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;">- SR (RZC 21.17, Adequate Public Facilities, RMC 3.10, Impact Fees)</p> <p style="background-color: #c8e6c9; padding: 10px;">- SR (RZC 21.17, Adequate Public Facilities, RMC 3.10, Impact Fees)</p> <p style="background-color: #c8e6c9; padding: 10px;">- SR (RZC 21.17, Adequate Public Facilities)</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>Puget Sound Energy will provide electrical and natural gas service. Comcast and Frontier will provide telecommunication services. The City of Redmond will provide sanitary sewer, water and storm drainage. Solid Waste Services will be provided by Waste Management.</p>	<p>- SR (RZC 21.17, Adequate Public Facilities)</p>

C. SIGNATURE

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

Applicant Signature:



Name of Signee:

Jeremy Febus, PE

Position and Agency/Organization:

Principal / KPFF

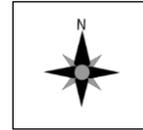
Relationship of Signer to Project:

Engineer of Record

Date Submitted:

March 13, 2019

Vicinity Map



LAND-2018-00501, Rose Hill West

9717 – 138th Avenue NE

Parcel Number(s): 0325059186, 0325059037, 0325059005, 0325059183,
0325059168, 0325059164, & 0325059187

