



# STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF SEPA EXEMPTION

For more information about this project visit [www.redmond.gov/landuseapps](http://www.redmond.gov/landuseapps)

**PROJECT NAME:** Larkin Property

**SEPA FILE NUMBER:** SEPA-2018-00208

**PROJECT DESCRIPTION:**

Subdivide one 2.47 acre parcel into 14 single-family lots. Site currently has one existing single-family home.

**PROJECT LOCATION:** 132nd Ave NE and NE 102nd ST

**SITE ADDRESS:** 10201 134TH AVE NE  
KIRKLAND, WA 98033

**APPLICANT:** Mike Walsh

**LEAD AGENCY:** City of Redmond

THE LEAD AGENCY FOR THIS PROPOSAL HAS DETERMINED THAT THE PROPOSAL IS CATEGORICALLY EXEMPT FROM THRESHOLD DETERMINATION AND EIS REQUIREMENTS PURSUANT TO WAC 197-11-800(1)(d)

**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.

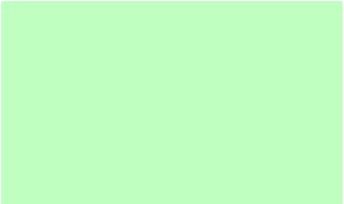
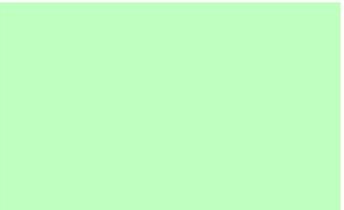
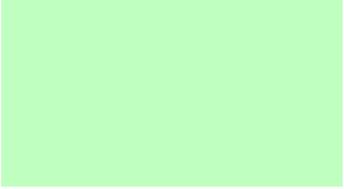
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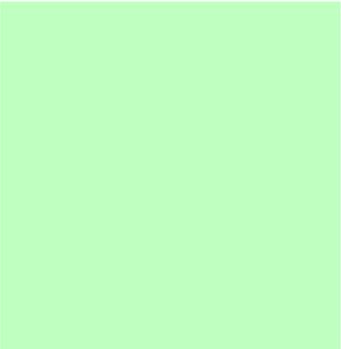
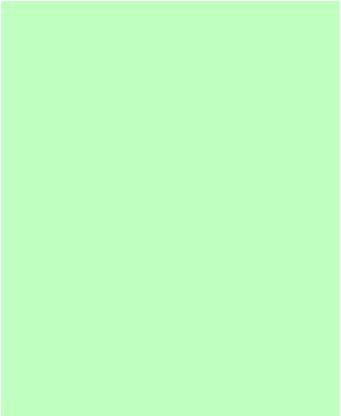
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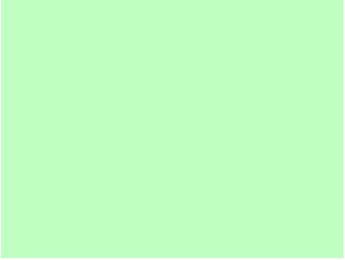
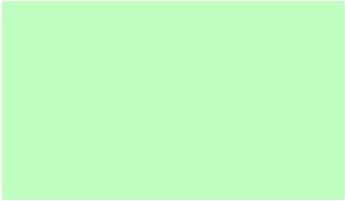
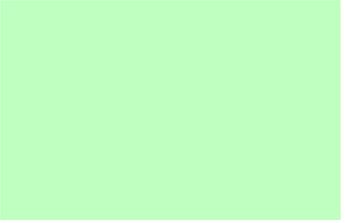
Date of Review:

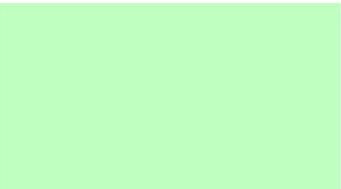
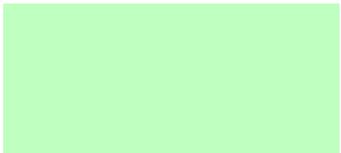
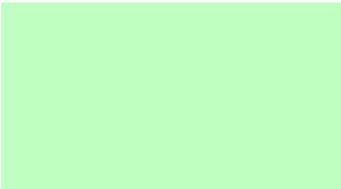
9/14/2018

To Be Completed By Applicant	Evaluation for Agency Use Only
<p><b>A. <u>BACKGROUND</u></b></p> <p>1. Name of proposed project, if applicable:                      Larkin Subdivision</p> <p>2. Name of applicant:                      Rose Hill 12, LLC</p> <p>3. Address and phone number of applicant and contact person:                      2630 116th Ave NE, Suite 200                      Bellevue, WA 98004</p> <p>4. Date checklist prepared:                      2/5/2018</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> <ul style="list-style-type: none"> <li>i. Acreage of the site: <u>2.48</u></li> <li>ii. Number of dwelling units/ buildings to be constructed:  <u>14</u></li> <li>iii. Square footage of dwelling units/ buildings being added:  <u>~2,000-4,000</u></li> <li>iv. Square footage of pavement being added: <u>29,061</u></li> <li>v. Use or principal activity: <u>Residential</u></li> <li>vi. Other information: _____</li> </ul> <p>7. Proposed timing or schedule (including phasing, if applicable):                      The applicant will begin construction upon receiving all necessary approvals and permits. Conceptual start date is Spring of 2019.</p>	Evaluation area is mostly blank with light green shading

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<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>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>Survey, prepared by Axis Survey and Mapping. Arborist Report, prepared by Greenforest, Inc. Wetland Recon, prepared by Aquatica Environment Consultants, LLC. Storm Drainage Report/Road-Utility Plans, prepared by The Blueline Group. Geotech Report, prepared by Earth Solutions NW.</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>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>City of Redmond - Subdivision Approval, Construction Drawing Approval, and Building Permit Approval. DOE-NOI. DNR-FPA (if necessary).</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>Subdivide 1 parcel in the RIN zone into 14 lots;12 detached SFR &amp; 1 duplex (1-Affordable/Size Restricted &amp; 1-Size Restricted). Lots will be served via new public road, with connection to 134th Ave NE. The project will be served by public water/sewer &amp; will include installation of the infrastructure needed to accommodate the site grading, frontage improvements and home building. </p>	

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<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>The subject site is located within City of Redmond in Section 34, Township 26 N, Range 5 E WM. The project is situated on approximately 2.48 acres and is comprised of one parcel of land, 1246700141 with a physical address of 10201 134th Ave NE, Redmond,WA 98052.</p>	
<p><b>B. ENVIRONMENTAL ELEMENTS</b></p> <p><b>1. Earth</b></p> <p>a. General description of the site</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Flat</li> <li><input type="checkbox"/> Rolling</li> <li><input type="checkbox"/> Hilly</li> <li><input type="checkbox"/> Steep slopes</li> <li><input type="checkbox"/> Mountainous</li> <li><input type="checkbox"/> Other</li> </ul> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>Generally the steepest slope onsite is approximately 9%.</p>	 

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<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>According to the Geotechnical Report prepared by Earth Solutions NW the onsite soils consists of topsoil, gravelly tan to brown to gray silty sandy loam. See report for additional information.</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>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>Grading for the application will be limited to those areas identified for development of residential lots, roads, storm drainage and utility infrastructure in addition to home construction. Approximately 5,200 CY of excavation and 3,000 CY of fill is proposed.</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Limited erosion could occur as a result of the initial construction, however erosion control measures will be utilized during construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans will be submitted and approved by City of Redmond.</p>	
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>The site will not exceed the maximum impervious surface area as allowed by City of Redmond.</p>	

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<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A temporary erosion and sediment control plan designed in accordance with City of Redmond standards will be employed during construction phase of the project.</p>	
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, over 100 CY of excavation is planned for the construction of this proposal.</p>	
<p><b>2. Air</b></p>	
<p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p>	
<p>Heavy equipment operation and worker's vehicles would generate exhaust emissions into the local air. Construction activity onsite could also stir up exposed soils and generate dust in the local air. The completed project would result in a minor increase in the amount of exhaust related pollutants in the local air from traffic.</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>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Watering onsite as necessary during construction phase of the project will help control dust and other particulates.</p>	

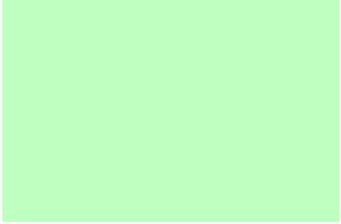
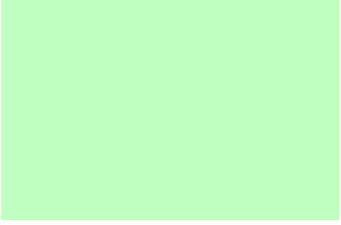
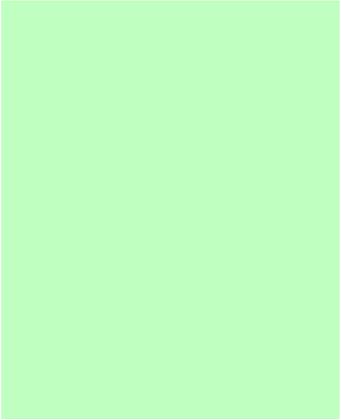
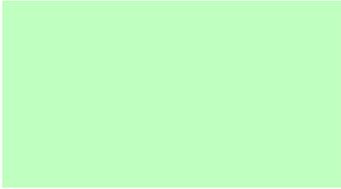
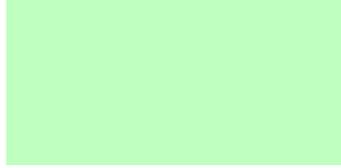
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<p><b>3. Water</b></p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <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> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <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> <div style="background-color: yellow; height: 50px; width: 100%; padding: 5px;">N/A</div> <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 type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p> <div style="background-color: yellow; height: 50px; width: 100%;"></div>	<div style="background-color: lightgreen; height: 100px; width: 100%;"></div> <div style="background-color: lightgreen; height: 100px; width: 100%;"></div> <div style="background-color: lightgreen; height: 50px; width: 100%; padding: 5px; color: red; font-weight: bold;">explain why this does not relate/ cause impact-cz</div> <div style="background-color: lightgreen; height: 50px; width: 100%;"></div>

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<p>5. Does the proposal lie within a 100-year floodplain?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p>	
<p>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>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                      If yes, answer questions 8 &amp; 9. If no, go to the next section.</p>	
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>A Subsurface and Geotech Engineering Assessment, prepared by Earth Solutions NW identifies onsite soils as gravelly sandy loam which is not typically suitable for infiltration (see Section 6 of Storm Drainage Report for a copy of the full assessment).</p>	
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>Fecal coliform levels are not expected to increase with the proposed 14 lot subdivision. The existing septic systems will be abandon per Health Department Regulation and the new homes will be connected to public sewer.</p>	

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<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <div style="background-color: yellow; height: 120px; width: 100%;"></div> <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> <div style="background-color: yellow; padding: 5px;"> <p>No waste materials will be discharged into the ground. There is existing septic system located onsite that will be abandoned per Health Department regulations.</p> </div> <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> <div style="background-color: yellow; padding: 5px;"> <p>Runoff will be collected via a tightline conveyance system and directed to an onsite detention and water quality facility prior to discharging to the downstream system. See Drainage Report for details.</p> </div>	<div style="background-color: lightgreen; height: 120px; width: 100%;"></div> <div style="background-color: lightgreen; height: 120px; width: 100%;"></div> <div style="background-color: lightgreen; height: 120px; width: 100%;"></div>

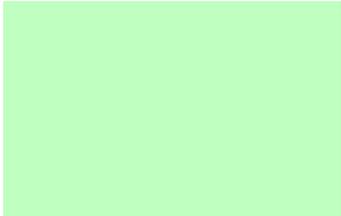
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<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>In accordance with City of Redmond codes, TESC and BMP measures will be implemented to prevent waste materials from entering ground or surface waters during construction.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No drainage patterns will be altered.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>Onsite detention and water quality facilities as well as approved TESC BMP's will be provided in accordance with City of Redmond codes to reduce and/or control runoff water impacts. Refer to the Storm Drainage Report for additional information.</p> <p><b>4. Plants</b></p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p>Skunk Cabbage <input type="checkbox"/> Other <input type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	<p>[Redacted]</p> <p>[Redacted]</p> <p>[Redacted]</p>

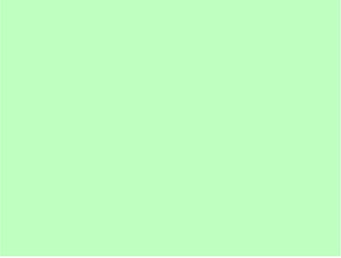
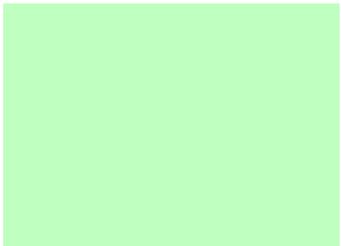
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<p>Other types of vegetation (please list)</p> <div style="background-color: yellow; height: 40px; margin-bottom: 10px;"></div> <p>b. What kind and amount of vegetation will be removed or altered?</p> <div style="background-color: yellow; padding: 5px; margin-bottom: 10px;">                     To generate the site grade appropriate for the proposed buildings, all vegetation within the building pad and roadways will be removed with the exception of protected areas associated with the trees that are required to be retained in accordance with Redmond code.                 </div> <p>c. Provide the number of significant and landmark trees located on the site and estimate the number proposed to be removed and saved in the table below.</p> <table border="1" data-bbox="237 934 1039 1386"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (&gt;30" dbh*)</td> <td>1</td> <td>1</td> <td>0</td> <td>0%</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>20</td> <td>12</td> <td>8</td> <td>60%</td> </tr> <tr> <td>Percentage (%)</td> <td>100%</td> <td>62%</td> <td>38%</td> <td>38%</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> <div style="background-color: yellow; padding: 5px;">                     There are no threatened or endangered species that have been observed on or near the site.                 </div>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	1	1	0	0%	Significant (6" – 30" dbh*)	20	12	8	60%	Percentage (%)	100%	62%	38%	38%	<div style="background-color: lightgreen; height: 40px; margin-bottom: 10px;"></div> <div style="background-color: lightgreen; height: 100px; margin-bottom: 10px;"></div> <div style="background-color: lightgreen; height: 150px; margin-bottom: 10px;"></div> <div style="background-color: lightgreen; height: 100px;"></div>
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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>The ultimate development of new single family residences will provide new landscaping including such features as retained trees, new lawns, shrubs and ornamental trees.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>There are no known noxious weeds or invasive species on or near to site.</p>	  
<p><b>5. Animals</b></p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/>            Other <input type="checkbox"/></p> <p>Mammals: Deer <input 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>There are no threatened or endangered species that have been observed 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>	    

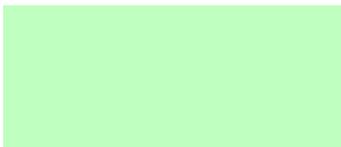
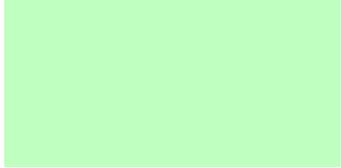
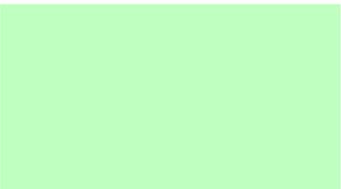
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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p style="background-color: yellow;">Tract 999 is an Open Space Tract that has many trees which will remain, in addition to the lot by lot open space that is required by City of Redmond codes. These areas will allow for wildlife to continue to travel through the site.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p style="background-color: yellow;">There are no known invasive animal species known to be on or near the site.</p>	<div style="background-color: #90EE90; height: 100px; width: 100%;"></div> <div style="background-color: #90EE90; height: 100px; width: 100%;"></div>
<p><b>6. Energy and Natural Resources</b></p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p style="background-color: yellow;">Electrical and/or natural gas will be used to meet the energy needs of the new homes.</p>	<div style="background-color: #90EE90; height: 100px; width: 100%;"></div>
<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 style="background-color: yellow; height: 100px;"></p>	<div style="background-color: #90EE90; height: 100px; width: 100%;"></div>
<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 style="background-color: yellow;">The buildings will be constructed to meet or exceed applicable local, state and/or federal building code to ensure compliance with energy conservation standards.</p>	<div style="background-color: #90EE90; height: 100px; width: 100%;"></div>

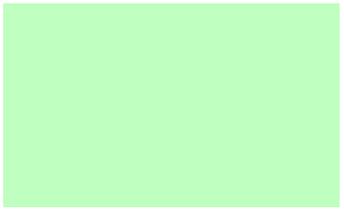
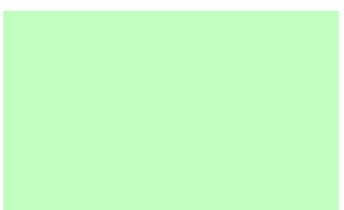
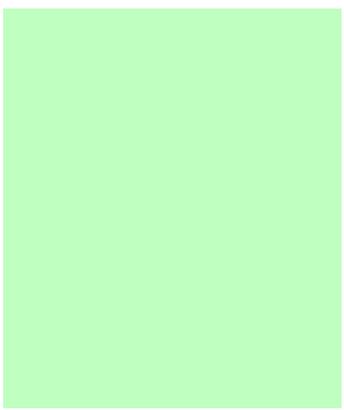


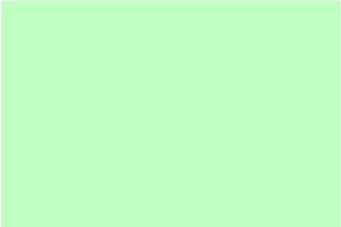
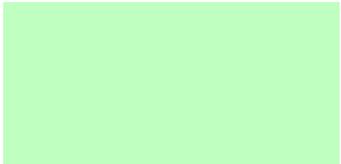
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>4. Describe special emergency services that might be required.</p> <p>The construction of 14 dwelling units may increase the the need for emergency services. Necessary impact fees are in place with City of Redmond to address the increased need of these services.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>State regulations regarding safety and the handling of hazardous material would be enforced during construction process.</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>The dominant source of noise would be from traffic along 134th Ave NE.</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>Construction activities onsite would temporarily increase the peak on-site noise levels. All construction will follow City of Redmond approved hours of operation. The complete project would result in slight increase in ambient noise.</p>	

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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Construction activity would be limited to hours as specified by City of Redmond, which will mitigate the impact of potential construction noise.</p>	
<p><b>8. Land and Shoreline Use</b></p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The site currently is developed with one dwelling unit. Adjacent properties are developed with single family residential homes.</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>There is no available information to indicate that this site has been used as working farmland or working forest land.</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 proposal will not affect or be affected by surrounding working farm or forest land operations.</p>	    

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<p>c. Describe any structures on site.</p> <p>There is one existing single family home, detached garage and a shed are located onsite.</p>	
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>All structures will be demolished.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>The site is zoned RIN (Residential Innovative).</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>The comprehensive plan designation is residential.</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p>	<p>explain why this does not relate/ cause impact-cz</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, specify. (If unsure, check with City)</p>	

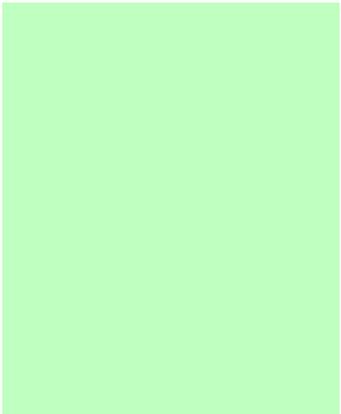
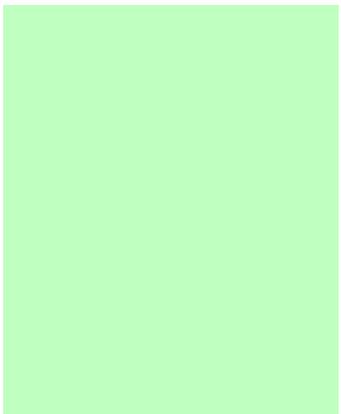
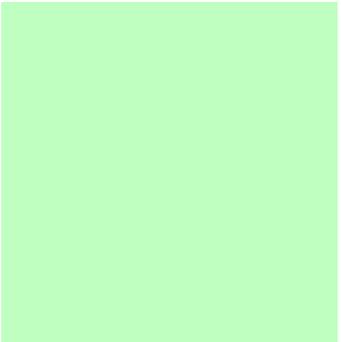
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Assuming approximately 2.5 people would live in each of the new single family homes, it is estimated that 35 people would reside in the completed project.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>The completed project would displaced approximately 2.5 people.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>The proposal includes the construction of 14 new dwelling units and will demolish one dwelling unit.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The project will be developed in accordance with applicable City of Redmond codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan in place at the time of this application.</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>There are no known nearby agricultural or forest lands that this project would affect.</p>	
<p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>          </u></p> <p>Manufacturing <u>          </u></p> <p>Office <u>          </u></p> <p>Retail <u>          </u></p>	

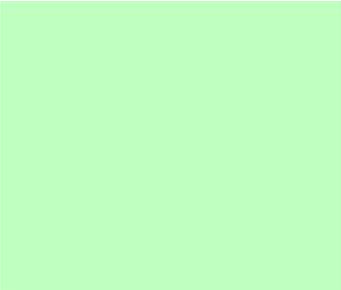
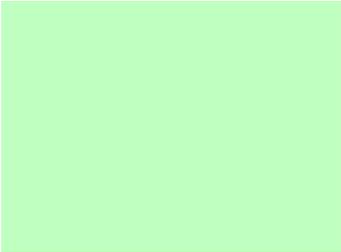
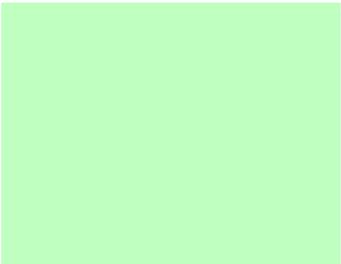
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) _____</p> <p>Other (specify) _____</p> <p>Residential <u>100%</u></p>	
<p>0. What is the proposed I.B.C. construction type?</p> <p>Typical wood framed structures.</p>	
<p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>To be determined during the building permit process. Note that proposed square footages will be in compliance with City of Redmond standards.</p>	
<p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>Project is anticipated to be built out in one phase. Expansion is not anticipated.</p>	
<p><b>9. Housing</b></p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>12 market rate homes will be provided, in addition to a duplex that will provide one affordable/size restricted home as well as one size restricted per City of Redmond codes.</p>	

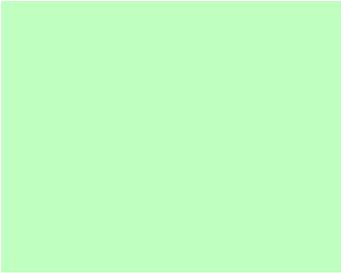
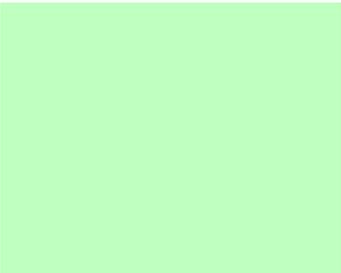
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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>One middle income dwelling unit will be demolished.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None at this time.</p>	 
<p><b>10. Aesthetics</b></p> <p>a. What is the tallest height of any proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?</p> <p>Final architectural plans have not been developed to date. However, the proposed development will be governed by height restrictions dictated by City of Redmond Code.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No view in the immediate vicinity would be altered. The street scape from the street will change very little with the new development.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The site plan has been developed to be consistent with the development regulations for an RIN zoning district and the short subdivision regulations.</p>	  

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<p><b>11. Light and Glare</b></p> <p>a. What type of light or glare will the proposal produce? What time of day or night would it mainly occur?</p> <p>The completed project will generate limited light and glare as typically associates with residential development.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Under normal circumstances it is not anticipated that light or glare from the finished project will present a safety hazard or block views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None known.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None.</p>	<p></p> <p></p> <p>explain why this does not relate/ cause impact-cz</p> <p>explain why this does not relate/ cause impact-cz</p>
<p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Mark Twain Park is located approximately 1000 ft from the subject site.</p>	<p></p>

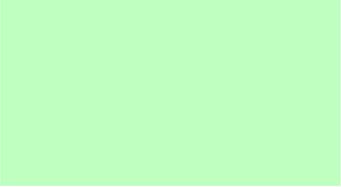
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <div style="background-color: yellow; height: 100px; width: 100%;"></div> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <div style="background-color: yellow; padding: 5px;"> <p>The project would be subject to City of Redmond's open space requirements.</p> </div>	<div style="background-color: lightgreen; height: 100px; width: 100%;"></div>
<p><b>13. Historic and Cultural Preservation</b></p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <div style="background-color: yellow; padding: 5px;"> <p>According to King County IMAP there is an existing single family residence built in 1987, it is not listed on or proposed for national, state or local preservation registers.</p> </div>	<div style="background-color: lightgreen; height: 400px; width: 100%;"></div>

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<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>There are no landmarks or evidence of any significant historical, archaeological, scientific or cultural resources known to be on or next to the site.</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>Cultural Resource Report has been completed for this site, and found no evidence of historical resources.</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>If any cultural evidence was encountered during construction or installation of improvements, work would be halted in the area and a state approved archaeologist/historian would be engaged to investigate, evaluate and/or move or curate such resource as appropriate.</p>	

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<p><b>14. Transportation</b></p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>Primary access to the development will be from Road A (Public), 134th Ave 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>Public transit is located 0.2 miles from the subject site, where the 238 bus is available.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>2 parking spaces will be eliminated. Provided parking spaces will meet or exceed the minimum required per City of Redmond 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 proposal includes the dedication of new public road labeled as Road A, which will be improved with sidewalk and planter on one side and bioretention swale and sidewalk on the other. See Transportation Plan for additional details.</p>	   

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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>It is not anticipated that the project will use or is in the immediate vicinity of water, rail or air transportation.</p>	
<p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>133.28</u> If known, indicate when peak volumes would occur: <u>7</u> - <u>9</u> a.m. and <u>4</u> - <u>6</u> p.m. How many of these trips occur in the a.m. peak hours? <u>11</u> How many of these trips occur in the p.m. peak hours? <u>14</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>          </u> What data or transportation models were used to make these estimates?</p> <p>ITE Trip Generation Manual, 9th edition.</p>	
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>The proposal will not be affected by or interfere with the movement of agricultural and forest products.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The applicant will comply with City of Redmond's Transportation Code and pay any required impact fees.</p>	

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<p><b>15. Public Services</b></p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p style="background-color: yellow; padding: 5px;">There will be a small increase in need for public services due to the new 14 dwelling units.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p style="background-color: yellow; padding: 5px;">There will be a small increase in need for school enrollment, police and fire as well as emergency medical with the addition of 14 dwelling units.</p> <p><b>16. Utilities</b></p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Electricity</li> <li><input checked="" type="checkbox"/> Natural Gas</li> <li><input checked="" type="checkbox"/> Water</li> <li><input checked="" type="checkbox"/> Refuse Service</li> <li><input checked="" type="checkbox"/> Telephone</li> <li><input checked="" type="checkbox"/> Sanitary Sewer</li> <li><input checked="" type="checkbox"/> Septic System</li> <li><input checked="" type="checkbox"/> Other</li> </ul>	<div style="background-color: #d4f1d4; height: 120px; margin-bottom: 10px;"></div> <div style="background-color: #d4f1d4; height: 120px; margin-bottom: 10px;"></div> <div style="background-color: #d4f1d4; height: 230px;"></div>

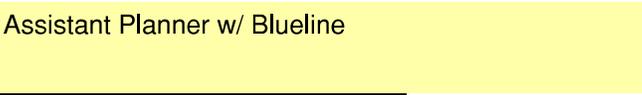
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<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>The existing septic systems will be abandoned in accordance with applicable standards. The proposed single family residences will be served by public sewer and water (City of Redmond) natural gas and electricity (Puget Sound Energy).</p>	

**C. SIGNATURE**

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

**Signature:** 


**Name of Signee:** 


**Position and Agency/Organization:** 


**Relationship of Signer to Project:** 


**Date Submitted:** 
