



## Determination of Non-Significance Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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### CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Determination of Non-Significance for  
Betrozoff Jones Preliminary Plat File number: SEPA-2013-01558  
was sent to the Applicant and/or to the attached mailing list, by first class mail,  
and electronically mailed to the attached SEPA Agency List on or before 10/07/2013.

Name (print)                      Gloria Meerscheidt  
Date                                      October 7, 2013

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### CERTIFICATE OF POSTING

I, the undersigned, certify that on **October 7, 2013** I posted copies of the attached  
Determination of Non-Significance at:

|   |                                 |
|---|---------------------------------|
| 2 | Location(s) on or near the site |
| 1 | City Hall                       |
| 1 | Library                         |

Name:                                      Thara Johnson  
Date:                                      October 7, 2013

**From:** [Gloria Meerscheidt](#)  
**To:** [Alan Soicher](#); [andy.swayne@pse.com](#); [Bob Yoder-citizen](#); [charlie.sundberg@kingcounty.gov](#); [chelland@bellevuewa.gov](#); [Christa Heller](#); [Dan Sokol](#); [dbeadle@ci.sammamish.wa.us](#); [Elaine Somers](#); [Elizabeth.Elliott@kingcounty.gov](#); [Fisheries.fileroom@muckleshoot.nsn.us](#); [fmiller@lwsd.org](#); [gary.kriedt@kingcounty.gov](#); [Gretchen.Kaehler@dahp.wa.gov](#); [john.shively@kingcounty.gov](#); [kadie.bell@kingcounty.gov](#); [Karen.Walter@muckleshoot.nsn.us](#); [lee.dorigan@kingcounty.gov](#); [Mark.Wilgus@kingcounty.gov](#); [Mattb@snoqualmientation.com](#); [mpaine@bellevuewa.gov](#); [Nabbott@psrc.org](#); [paulc@pscleanair.org](#); [Ramin.Pazooki](#); [robert.nunnenkamp@kingcounty.gov](#); [Ronda Strauch](#); [sepacenter@dnr.wa.gov](#); [sepadesk@dfw.wa.gov](#); [sepaunit@ecy.wa.gov](#); [sharon.claussen@kingcounty.gov](#); [Steve.Foley](#); [Steve.Bottheim@kingcounty.gov](#); [tina.morehead@kingcounty.gov](#); [tlavender2@frontier.com](#); [tmcgruder@gmail.com](#); [Tom Hinman-citizen](#); [Wally Archuleta](#)  
**Cc:** [Thara Johnson](#); [Gloria Meerscheidt](#)  
**Subject:** City of Redmond / SEPA2013-01558  
**Date:** Monday, October 07, 2013 4:00:24 PM  
**Attachments:** [SEPA2013-Betrozoff.pdf](#)

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**Gloria Meerscheidt**  
Administrative Assistant  
City of Redmond  
425-556-2407  
[gmeerscheidt@redmond.gov](mailto:gmeerscheidt@redmond.gov)

[15670 NE 85th St. | MS: 2SPL | Redmond, Washington 98052](#)

[www.redmond.gov](http://www.redmond.gov)

| First Name | Last Name | Project/Planner | Street Mailing                 | City Mailing | State | Zip   | Phone        | E-mail               | Notes |
|------------|-----------|-----------------|--------------------------------|--------------|-------|-------|--------------|----------------------|-------|
| Megan      | Sweeters  | TJ              | 12006 154th Place NE           | Redmond      | WA    | 98052 | 425-883-0373 |                      |       |
| Joshua     | Schnoll   | TJ              | 11719 157TH AVE NE             | Redmond      | WA    | 98052 | 425-296-1470 |                      |       |
| Alan       | Cheng     | TJ              | 12031 157TH CT NE              | Redmond      | WA    | 98052 | 425-895-0771 |                      |       |
| Karen      | Yuen      | TJ              | 12031 157TH CT NE              | Redmond      | WA    | 98052 | 425-895-0771 |                      |       |
| Becky      | Watson    | TJ              | 11720 154TH PL NE              | Redmond      | WA    | 98052 | 206-779-7174 |                      |       |
| Martin     | Stoddart  | TJ              | 12040 157TH CT NE              | Redmond      | WA    | 98052 | 650-743-8204 |                      |       |
| Richard    | Luty      | TJ              | 11830 154TH PL NE              | Redmond      | WA    | 98052 | 425-885-5740 |                      |       |
| Bryan      | Grusz     | TJ              | 2100 124th Avenue NE, Ste 100  | Bellevue     | WA    | 98005 | 425-417-0053 |                      |       |
| Eric       | LaBrie    | TJ              | 3340 8th Avenue South, Ste 205 | Federal Way  | WA    | 98003 | 253-838-6113 |                      |       |
| Wency      | Yan       | TJ              | 15749 NE 120th Way             | Redmond      | WA    | 98052 | 412-983-3767 |                      |       |
| Klaus      | Weidner   | TJ              | 15749 NE 120th Way             | Redmond      | WA    | 98052 | 425-289-8478 |                      |       |
| Rufi       | Zahavi    | TJ              | 15774 NE 120th Way             | Redmond      | WA    | 98052 | 610-209-2147 | ruth.z1000@gmail.com |       |
| Paul       | Campbell  | TJ              | 12052 157 <sup>th</sup> CT NE  | Redmond      | WA    | 98052 |              |                      |       |
|            |           |                 |                                |              |       |       |              |                      |       |
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LAND2013-0274-TJ  
Current Resident  
12280 RED-WOOD RD NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
12300 WOOD-RED RD NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15715 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15711 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15707 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15703 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11701 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11705 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11709 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11715 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11719 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11803 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11807 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
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11811 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
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11815 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11917 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11921 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11925 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11931 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
12031 157TH CT NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
12035 157TH CT NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
12039 157TH CT NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
12052 157TH CT NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
12048 157TH CT NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
12044 157TH CT NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
12040 157TH CT NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15750 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15754 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15758 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15718 NE 117TH ST  
REDMOND, WA 98052



LAND2013-0274-TJ  
Current Resident  
15714 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11702 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11706 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11710 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11716 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11720 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11804 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11808 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11812 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11816 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15729 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15733 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15740 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0274-TJ  
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15736 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15732 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15728 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15741 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15745 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15749 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15812 NE 118TH WAY  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11753 158TH PL NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11749 158TH PL NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11745 158TH PL NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11741 158TH PL NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11737 158TH PL NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
15801 NE 117TH WAY  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11818 RED-WOOD RD NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11720 154TH PL NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11650 154TH PL NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11500 RED-WOOD RD NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11529 RED-WOOD RD NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11505 RED-WOOD RD NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11845 WOOD-RED RD NE  
REDMOND, WA 98052

LAND2013-0274-TJ  
Current Resident  
11830 154TH PL NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
ABU-DAYYAH TAWFIQ+ITAF  
11804 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
ANDERSEN SCOTT W+LYNNE M  
15740 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0275-TJ  
ARMENIAN CHURCH N AMERICA  
PO BOX 1266  
MERCER ISLAND, WA 98040

LAND2013-0275-TJ  
BATH KAMAL JIT S  
11803 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
BETROZOFF FAMILY TRUST  
11818 156TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
BETROZOFF FAMILY TRUST  
2559 EL MAR ST  
COUPEVILLE, WA 98239

LAND2013-0275-TJ  
BETROZOFF JOHN W  
11818 156TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
BRUNER MATTHEW K+KATHRYN  
11816 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
CALBUCCI MARCELO AND JORDAN  
15754 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0275-TJ  
CAMPBELL PAUL C+MARY C  
12052 157TH CT NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
CAPUSAN RADU  
6421 116TH AVE NE  
KIRKLAND, WA 98033

LAND2013-0275-TJ  
CAUTHORN JAMES H+JULIE W  
11710 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
CHAKRADHAR TRIPURAMALLU+ANI  
15758 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0275-TJ  
CHAN GEOFFREY+CAO DANNA  
11701 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
CHANG CHAOHUA  
526 14TH AVE W  
KIRKLAND, WA 98033

LAND2013-0275-TJ  
CHENG ALAN H+KAREN K YUEN  
12031 157TH CT NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
CHU JENNIFER W+HU LIN-HAO A  
11737 158TH PL NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
GANESAN KRISHNAMURTHY+LAKSH  
11705 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
GOO WESLEY K+KATHRYN M S KAHN  
11702 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
GREENMUN CHRISTOPHER M+Y NH  
11753 158TH PL NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
GTE TELEPHONE OPERATIONS  
PO BOX 407 - MC AAATC  
WESTFIELD, N 46074

LAND2013-0275-TJ  
HOANG ANDY V+JENNIFER HO  
11720 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
JONES ADAM  
12134 SALTY LN  
ANACORES, WA 98221

LAND2013-0275-TJ  
KANDZOR EDWARD J+SUSAN S  
15750 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0275-TJ  
KARTIK VAISHALI+KARTIK PARA  
11917 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
KENSINGTON HOA  
PO BOX 414  
REDMOND, WA 98052

LAND2013-0275-TJ  
KIM HONG CHUL+KEUM HEE KIM  
15801 NE 117TH WAY  
REDMOND, WA 98052

LAND2013-0275-TJ  
LI SUI+DI TANG  
12048 157TH CT NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
LIU LISHI+HUA JIN  
12035 157TH CT NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
LUI CHARLTON E  
15728 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0275-TJ  
LUTY RICHARD M  
11830 154TH PL NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
MATTHESEN ROBERT F  
15718 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0275-TJ  
MITTAL MANISH+SANJEEVINI  
11931 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
OLIN KERRY G+KATHY A  
15812 NE 118TH WAY  
REDMOND, WA 98052

LAND2013-0275-TJ  
PAUL RICHARD J+WENDY K  
11741 158TH PL NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
PINKHASOV MIKHAIL+POLINA PI  
11921 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
PREMJI MOHAMEDARIFF+SHABINA  
11706 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
REDMOND CHURCH OF NAZARENE  
11500 REDMOND-WDNVL RD NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
ROM AVIV  
3509 S LESCHI PL  
SEATTLE, WA 98144

LAND2013-0275-TJ  
ROSEMOND COREY E  
11749 158TH PL NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
ROSHAK TODD G+SAMANTHA K  
15733 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0275-TJ  
SAGAR AKASH+LISHA HE  
15707 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0275-TJ  
SARWONO EDHI+MELIANA ELLY  
11808 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
SCHNOLL JOSHUA E+CAROLINA Z  
11719 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
SCHULTZ BENJAMIN AND HEATHE  
15703 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0275-TJ  
SCHWARTZ STEVEN G+KRISTEN L  
15732 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0275-TJ  
SHOWMAN KENNETH A  
11925 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
SILVERMAN ANDREW L+DANELLE  
CHANDRIA  
11716 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
SODERLUND AARON  
11715 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
SPILLINGER ILAN Y+ANAT  
11812 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
STEELE CHERYL A C  
11807 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
STODDART MARTIN+JILL  
12040 157TH CT NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
STOPPLER MARK D+SUSAN F  
15736 NE 119TH CT  
REDMOND, WA 98052

LAND2013-0275-TJ  
SULLIVAN BRUCE J+ELIZABETH A  
15715 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0275-TJ  
TANG SU L  
12039 157TH CT NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
VAIDYANATHAN PRAKASH+KAVITA  
15714 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0275-TJ  
VENA JASON  
11650 154TH PL NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
VENKATESH CHANDRAMOULI  
15711 NE 117TH ST  
REDMOND, WA 98052

LAND2013-0275-TJ  
WANG XING+YING XIAO  
11745 158TH PL NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
WASHINGTON CATHEDRAL  
12300 WOODINVILLE-REDMOND RD NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
WATSON REBECCA M+JOHN D  
11720 154TH PL NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
WEIDNER KLAUS H+WENCY YAN  
15749 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0275-TJ  
WELLS FARGO BANK N A  
6591 IRVINE CENTER DR  
IRVINE, CA 92618

LAND2013-0275-TJ  
WELLS KAREN V  
11815 157TH AVE NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
YU DAHAI+JINGJING YU  
15741 NE 120TH WAY  
REDMOND, WA 98052

LAND2013-0275-TJ  
ZEMACH ASAPH+IRIS  
12044 157TH CT NE  
REDMOND, WA 98052

LAND2013-0275-TJ  
ZHANG QI+MIN WANG  
15729 NE 119TH CT  
REDMOND, WA 98052



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

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

## PROJECT INFORMATION

**PROJECT NAME:** Betrozoff Jones Preliminary Plat

**SEPA FILE NUMBER:** SEPA-2013-01558

### **PROJECT DESCRIPTION:**

SEPA for Betrozoff Preliminary Plat - 31 lot subdivision in the North Redmond Wedge neighborhood.

**PROJECT LOCATION:** Redmond Woodinville Road and NE 116th Street

**SITE ADDRESS:** 11818 RED-WOOD RD NE  
REDMOND, WA 98052

**APPLICANT:**

**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:** Thara Johnson

**PHONE NUMBER:** 425-556-2470

**EMAIL:** [tmjohnson@redmond.gov](mailto:tmjohnson@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 10/21/2013.**

### **APPEAL PERIOD**

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 11/04/2013**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at [www.redmond.gov](http://www.redmond.gov) or at City Hall. You should be prepared to make specific factual objections.

**DATE OF DNS ISSUANCE:** October 7, 2013

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

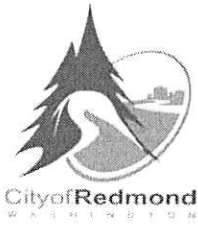
**RESPONSIBLE OFFICIAL:** ROBERT G. ODLE  
PLANNING DIRECTOR

SIGNATURE: 

**RESPONSIBLE OFFICIAL:** RONALD D. GRANT  
ASSISTANT PUBLIC  
WORKS DIRECTOR

SIGNATURE: 

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



## CITY OF REDMOND

### ENVIRONMENTAL CHECKLIST

#### Purpose of 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.

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.

#### Use of Checklist for Non project Proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

|                |                     |
|----------------|---------------------|
|                | For Agency Use Only |
| Planner Name   | Thara Johnson       |
| Date of Review | October 2, 2013     |

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| <p><b>A. BACKGROUND</b></p> <p>1. Name of proposed project, if applicable:</p> <p style="padding-left: 40px;">Betrozoff Jones Preliminary Plat</p> <p>2. Name of applicant:</p> <p style="padding-left: 40px;">Betrozoff Jones, LLC</p> <p>3. Address and phone number of applicant and Contact person:</p> <p style="padding-left: 40px;">Applicant: 2100 124th Ave NE, Ste #100, Bellevue, WA - Phone: 206-909-8187<br/>Contact: Todd Sherman</p> <p>4. Date checklist prepared:</p> <p style="padding-left: 40px;">08/15/2013</p> <p>5. Agency requesting checklist:</p> <p style="padding-left: 40px;">City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p style="padding-left: 40px;">i. Acreage of the site: <u>8.04</u></p> <p style="padding-left: 40px;">ii. Number of dwelling units/ buildings to be constructed: <u>31</u></p> <p style="padding-left: 40px;">iii. Square footage of dwelling units/ buildings being added: <u>TBD</u></p> <p style="padding-left: 40px;">iv. Square footage of pavement being added: <u>TBD</u></p> <p style="padding-left: 40px;">v. Use or Principal Activity: <u>Single Family Homes</u></p> <p style="padding-left: 40px;">vi. Other information: <u>The minimum average lot size is 7,001 SF.</u></p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |



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| <p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>It is anticipated that the project will take 8-10 months to obtain approval for the preliminary plat. Upon approval, construction will begin in the spring of 2014 and be completed in a single phase. After final plat approval construction of homes will likely begin in 2015.</p> <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>Geotechnical Engineering Report - Robinson-Noble, dated May 15, 2013<br/> Greenhouse Gas Emissions Worksheet - ESM Consulting Engineers<br/> Wetland Report - Mark Rigos, dated December 3, 2012<br/> Habitat Report - Red Wing Environmental, dated May 22, 2013<br/> Traffic Study - Transportation Engineering Northwest, dated October 10, 2012<br/> Preliminary Tree Evaluation - WA Forestry Consultants, dated May 14, 2012<br/> Preliminary Storm Drainage Report - ESM Consulting Engineers</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 applications pending on other proposals that will directly affect this property.</p> | <p>T.J.</p> <p>T.J.</p> <p>Documents available on request</p> <p>T.J.</p> <p>T.J.</p> |

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| <p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Preliminary Plat Approval, SEPA Approval, Clearing and Grading Permit, Site Development/Road and Storm Drainage Approval, Final Plat, Building Permits, WSDOT Access Permit</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. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>The proposal is to subdivide 3 parcels made up of 8.04 acres into 31 lots for single family homes. The site is located in the City of Redmond at 11845 and 11818 Woodinville-Redmond Road NE. The property is zoned R-4 and currently has 2 existing homes on it. Both of the existing homes will be removed as part of this proposal. The minimum average lot size proposed will be approximately 7,000 SF. All utilities will be extended through the site to serve the homes. These include water, sewer, power, natural gas, and telephone. Access to the site will be provided via a new road off of Woodinville-Redmond Road NE. The proposed right of way will be 50 feet wide and provide a cul-de-sac to the north and a stub to the west and south to serve potential future development. Open space will be provided as prescribed by the City of Redmond Development Code. All stormwater will be collected and conveyed to a storm vault where it will be treated for water quality and released to match the existing drainage patterns.</p> <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 property is located in the City of Redmond in King County. It can be found in the SW ¼ of Section 26, Township 26 North, Range 5 East W.M. The site is on the west side of Woodinville-Redmond Road NE approximately 1,000 feet north of the intersection with NE 116th Street. It has approximately 860 linear feet of frontage along Woodinville-Redmond Road NE. Please refer to the Assessors Map, Site Plans, and Vicinity Map on the site plans.</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p><b>B. ENVIRONMENTAL ELEMENTS</b></p> <p><b>1. Earth</b></p> <p>a. General description of the site (check one)</p> <p><input type="checkbox"/> Flat</p> <p><input type="checkbox"/> Rolling</p> <p><input checked="" type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>The site slopes to the west and north with some undulations. There is a section along the western most part of the property that is steeper at approximately 35% slope. Please see the existing conditions drawing submitted with the preliminary plat.</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The steepest approximate slope on-site is 35%. This slope is found on the western most portion of the property and there are improvements planned in this area.</p> <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 prime farmland.</p> <p>Glacial till was encountered in the test pits excavated in the upland portions of the site. These test pits were generally located east of the planned north-south access road. Older alluvium was revealed in the test pits excavated at the lower elevations. These test pits were generally located in the western and northern portions of the site. Please see the Geotechnical Engineering Report prepared by Robinson-Noble for more details.</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <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 so, describe.</p> <p>The geotechnical analysis did not indicate a history of unstable soils in the immediate area. However, the steep slopes near the western boundary of the property have the potential for some surficial sloughing; therefore an adequate setback is being implemented.</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>The purpose of proposed grading/filling will be to accommodate the home pads and access road. Final filling or grading quantities will be prepared as part of the clearing and grading permit. However, it is anticipated that filling/grading will be approximately as follows: Cut = 22,900 CY, Fill = 21,200 CY.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Some erosion could occur on-site as a result of construction activities; however, temporary erosion and sedimentation control measures to be approved by the City of Redmond will be employed during construction to reduce erosion impacts.</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 coverage of 60% or 136,565 SF as allowed by the Redmond Municipal Code. The final impervious surface area proposed will be determined during final engineering.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>During construction, the contractor will follow an approved temporary erosion and sedimentation control plan meeting City of Redmond standards. Typical measures, which may be employed, include the use of silt fences, straw bales, and temporary storm drainage features. Hydroseeding exposed soils and cleared areas after construction will also reduce the potential for erosion.</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes. Final filling or grading quantities will be prepared as part of the clearing and grading permit. However, it is anticipated that filling/grading will be approximately as follows: Cut = 22,900 CY, Fill = 21,200 CY.</p> <p><b>2. Air</b></p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.</p> <p>Some heavy machinery exhaust and dust particulates generated primarily by construction equipment will be produced during the construction phase of this project. The amount of emissions to the air will be minimal and will occur during the actual construction of the development. After construction any emissions would be that of a typical residential development.</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 so, generally describe.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>All construction equipment will be in proper working order and regulated for emissions by the manufacturer and local emission laws. Vehicles entering and leaving the site will also be regulated for emissions by state and local emission laws. During construction the site will be watered as necessary to keep any dust from impacting surrounding air quality.</p> <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, saltwater, 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>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p>A class four stream is located to the north of the site. The headwaters of the stream lie 57 feet to the north of the northeast edge of the site. This small, unnamed stream runs northwest, and eventually discharges into the Sammamish River. A supplemental letter from Mark Rigos of River's Edge Consulting verifies the location as being over 50 feet off-site to the north.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p> <p>There will be clearing, grading and construction within 200 feet of the aforementioned stream. The edge of the proposed project lies approximately 57 feet south of the headwater of the stream.</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, if from on site.</p> <p>Not applicable.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, 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 your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>No ground water will be withdrawn nor will water be discharged to ground water.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>Not applicable. No on-site septic or treatment 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>On-site stormwater runoff will primarily be generated from rooftops, driveways, and the proposed road. Stormwater will be collected, routed through required storm water quality treatment facilities and discharged to an existing conveyance system to the north. The proposal includes the use of a large water quality and detention vault where the water will be treated, detained, and released at pre-developed rates. Please see the Preliminary Utility Plan and Downstream Analysis.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No waste materials are anticipate to enter ground or surface waters. The proposed site stormwater drainage design will ensure that all water pollution generating impervious surfaces will be treated in water quality facilities prior to its release. Best Management Practices will be used throughout the construction of the proposal to ensure protection of ground water quality.</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |



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| <p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>The storm water runoff will be collected and conveyed to the existing detention pond in conformance with the City of Redmond standards. Please see the Preliminary Storm Drainage Report and Preliminary Utility Plan prepared by ESM Consulting Engineers.</p> <p><b>4. Plants</b></p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input checked="" type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other</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"/> Wet soil plants: <input type="checkbox"/> Cattail <input checked="" type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush<br/><input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Other types of vegetation (please list)</p> <p>Red Alder, Bitter Cherry, Pacific Willow, Beaked Hazelnut, Laurel Hedge, Holly, Rhododendron, Himalayan Blackberry, Blueberry, Lady Fern, Horsetail, Reed Canary Grass.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>A majority of the site will be cleared of vegetation for the construction of the access road and building pads. A Preliminary Tree Protection and Replacement Plan has been prepared by ESM Consulting Engineers to address this issue. The project will require replacement tree planting to meet the tree retention requirements.</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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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:

| Tree Type                   | Total (#) | Removed (#) | Saved (#) | Percentage saved (%) |
|-----------------------------|-----------|-------------|-----------|----------------------|
| Landmark (>30" dbh*)        | 34        | 22          | 12        | 35                   |
| Significant (6" – 30" dbh*) | 233       | 195         | 38        | 16                   |
| Percentage (%)              | 100       | 81          | 19        |                      |

*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.*

*\* DBH – Diameter at breast height*

d. List threatened or endangered species known to be on or near the site.

There are no known endangered or threatened species on or near the site.

e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A substantial number of trees will be planted in the open space tract that is proposed along the frontage with Woodinville-Redmond Road NE to meet the Type II buffer and tree replacement requirements. These will be native plants and trees. There will also be street trees planted at regular intervals along the proposed road within the plat.

T.J.

T.J.

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| <p><b>5. Animals</b></p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>None known.</p> <p>c. Is the site part of a migration route: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, explain?</p> <p>This entire region is known to be part of the Pacific Flyway. The Pacific Flyway includes Alaska and the Aleutian Islands and the Rocky Mountain and Pacific coast regions of Canada, the United States and Mexico, south to where it becomes blended with other flyways in Central and South America. However, the site is not known to be used by migratory fowl.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Installation of native landscaping will provide coverage and habitat for urban tolerant wildlife.</p> <p><b>6. Energy and Natural Resources</b></p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electrical energy will be the primary source of power serving the needs of the project and natural gas will be made available for the purpose of heating and other needs associated with the residential development.</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <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 so, generally describe.</p> <p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>The homes that will be constructed as a result of this project will meet or exceed the applicable energy conservation consumption requirements of the City of Redmond and the Uniform Building Code in effect at the time of construction.</p>  | <p>T.J.</p> <p>T.J.</p>             |
| <p><b>7 Environmental Health</b></p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If so, describe.</p> <p>1. Describe special emergency services that might be required.</p> <p>None anticipated for a residential subdivision.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized.</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <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 primary noise source near the project site is from vehicular traffic on Woodinville-Redmond Road NE to the east. The traffic noise along this roadway is not project related or generated, and is not anticipated to greatly affect the proposed project.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Short-term impacts would result from the use of construction equipment during site development. Construction would occur during permitted construction hours and always in compliance with the City of Redmond noise regulations. Long-term impacts would be those associated with the increase in vehicular traffic from future home owners and typical residential noise.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Construction activity will be limited to permitted construction hours and construction equipment will not be allowed to idle for continuous periods of time, which will help to mitigate the impacts of potential construction noise. The on-site open space tract along Woodinville-Redmond Road NE will also buffer some noise from traffic.</p> <p>c. Describe the potential use of the following:</p> <ol style="list-style-type: none"> <li>1. <input checked="" type="checkbox"/> Flammable liquids</li> <li>2. <input checked="" type="checkbox"/> Combustible liquids</li> <li>3. <input checked="" type="checkbox"/> Flammable gases</li> <li>4. <input type="checkbox"/> Combustible or flammable fibers</li> <li>5. <input type="checkbox"/> Flammable solids</li> <li>6. <input type="checkbox"/> Unstable materials</li> <li>7. <input type="checkbox"/> Corrosives</li> <li>8. <input type="checkbox"/> Oxidizing materials</li> <li>9. <input type="checkbox"/> Organic peroxides</li> <li>10. <input type="checkbox"/> Nitromethane</li> <li>11. <input type="checkbox"/> Ammonium nitrate</li> <li>12. <input type="checkbox"/> Highly toxic material</li> </ol> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p>13. <input type="checkbox"/> Poisonous gas</p> <p>14. <input type="checkbox"/> Smokeless powder</p> <p>15. <input type="checkbox"/> Black sporting powder</p> <p>16. <input type="checkbox"/> Ammunition</p> <p>17. <input type="checkbox"/> Explosives</p> <p>18. <input type="checkbox"/> Cryogenics</p> <p>19. <input type="checkbox"/> Medical gas</p> <p>20. <input type="checkbox"/> Radioactive material</p> <p>21. <input type="checkbox"/> Biological material</p> <p>22. <input type="checkbox"/> High piled storage (over 12' in most cases)</p> |                                |
| <p>At this time the only know items that would be used from the list above would be gas or diesel for the fueling of construction vehicles.</p>  | T.J.                           |
| <p><b>8. Land and Shoreline Use</b></p>  |                                |
| <p>a. What is the current use of the site and adjacent properties?</p>   |                                |
| <p>The current uses of the site and adjacent properties are as follows:<br/> SITE: 2 Single Family Homes<br/> NORTH: Single Family Home<br/> SOUTH: Single Family Home<br/> EAST: Single Family Homes, Kensington Plat<br/> WEST: Sixty Acre Regional Park</p>   | T.J.                           |
| <p>b. Has the site been used for agriculture? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, describe.</p>   |                                |
| <p>Portions of the site may have been used for livestock like horses and possibly cows.</p>  | T.J.                           |
| <p>c. Describe any structures on the site.</p>   |                                |
| <p>There are two residences and several outbuildings on the site. According to the King County Assessor's data the Betrozoff home is a 4,220 SF, 4 bedroom, 2.5 bathroom home in average condition. The Jones home is a 3,350 SF, 5 bedroom, 2.75 bathroom home in average condition.</p>  | T.J.                           |

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| <p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what?</p> <p>All existing structures will be demolished as part of this proposal.</p> <p>e. What is the current zoning classification of the site?<br/>R-4 - Low Moderate Density Residential zone</p> <p>Other _____</p> <p>f. What is the current comprehensive plan designation of the site?<br/>Single-Family Urban</p> <p>Other _____</p> <p>g. If applicable, what is the current shoreline master program designation of the site?<br/>Not Applicable</p> <p>Other _____</p> <p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City)</p> <p>There are likely steep slopes off-site west of the western boundary of the property. Please see the Geotechnical Engineering Report submitted with this proposal.</p> <p>i. Approximately how many people would reside or work in the completed project.</p> <p>Using the multiplier of 2.54 people per dwelling unit the proposal will house approximately 79 people.</p> <p>j. Approximately how many people would the completed project displace?</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p>It is estimated that approximately 5 people will be displaced by this development.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None proposed.</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 development and land use codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan and applicable Development Regulations in effect at the time of the Preliminary Plat application.</p> <p>m. What percentage of the building will be used for:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Warehousing</li> <li><input type="checkbox"/> Manufacturing</li> <li><input type="checkbox"/> Office</li> <li><input type="checkbox"/> Retail</li> <li><input type="checkbox"/> Service (specify)</li> <li><input type="checkbox"/> Other (specify)</li> <li><input checked="" type="checkbox"/> Residential</li> </ul> <p>n. What is the proposed I.B.C. construction type?</p> <p>Not known at this time.</p> <p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>This is to be determined. Currently the proposal does not include specific home designs. Square footages of the homes will be established at the time of building permit.</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |



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| <p>No applicable.</p>   | <p>T.J.</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>31 units will be provided and they will be of mid to high income housing.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>2 middle income homes will be eliminated.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None proposed.</p>   | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</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>30 feet as limited by RZC 21.08.180(E)(2)(A).</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>It is not anticipated that any views in the immediate vicinity will be altered or obstructed. Trees are proposed in the open space tract along Woodinville-Redmond Road NE to mitigate the visual impact from the road and neighbors to the east</p> | <p>T.J.</p> <p>T.J.</p>                         |

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| <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>A full landscape plan and tree preservation/planting plan has been submitted to mitigate visual impacts. All homes will be subject to City of Redmond Design Standards for aesthetic appeal.</p> <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>Light and glare produced from this project will be typical of a residential development in an urban environment. Light and glare from the site would primarily consist of street lighting, security lighting for each home, and vehicle headlights entering and leaving the property.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>No.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Providing the required setbacks of the proposed homes from the property lines and installation of landscaping will help to alleviate some of the light and glare created by the new development from the adjacent properties and roadways. The proposed project and subsequent lighting is consistent with the land use regulations and compatible to the existing adjacent land uses.</p> <p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p>This property is located in close proximity to the Sammamish River Regional Park (60 Acre Park) property owned by King County. This facility is primarily used for soccer and field sporting events. No other recreation opportunities are the immediate vicinity.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>The proposal includes an on-site active recreation space (park). The recreation space will be approximately 17,600 SF and will provide picnic tables, a children's play structure, open lawn area for additional activities, and a pedestrian connection to the frontage sidewalk. The perimeter of this park space will be landscaped and fenced for security and to provide a visual amenity.</p> <p><b>13. Historic and Cultural Preservation</b></p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>None known.</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p> <p>Not applicable.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>None proposed.</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p><b>14. Transportation</b></p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The proposed road to serve this plat will take access from Woodinville-Redmond Road NE (SR 202). Please see site plan for details.</p> <p>b. Is site currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>Currently there is a King County Metro stop approximately 1,000 feet south at the intersection of Woodinville-Redmond Road NE and NE 116th St. Bus route 931 is the only bus route serving this stop.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The project will provide a minimum of 4 parking spaces per lot. 2 in the garage and 2 in the driveway of each home resulting in 128 parking spaces overall.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>The proposal includes the construction of a new road to serve this plat. The new right-of-way will be 50 feet wide with two 14 foot wide drive lanes. The road enters westward onto the sight then comes to a "T". The north extension of the road ends in a cul-de-sac and the southern extension stubs to the vacant property to the south to allow for future development.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>174</u><br/>If known, indicate when peak volumes would occur. <u>7</u> - <u>9</u> a.m. &amp; - <u>6</u> p.m. How many of these trips occur in the a.m. peak hours? <u>25</u> How many of these trips occur in the p.m. peak hours? <u>25</u></p> <p>The proposed full buildout of Betrozoff (31 lots) is estimated to generate a total of 349 weekday daily trips, of which 34 are estimated to be generated during the weekday AM peak hour (7 entering, 25 exiting), and 39 are</p> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p>estimated to be generated during the weekday PM peak hour (25 entering, 14 exiting).</p> <p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>A center left-turn lane on SR-202 for use as a refuge lane is proposed and would enhance safety and efficiency for in- and out-bound left-turns from the site. Also an exclusive northbound (inbound) left-turn lane is proposed on SR-202 at the site access. Additional impacts will be addressed by the paying of traffic impact fees as required by the City of Redmond.</p> <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, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, generally describe.</p> <p>The plat would result in an increased need for public services to include fire protection, police protection, health care, and schools. The additional need would be commensurate with the addition of 30 homes to the service areas for the listed services.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>This increase in demand will be offset by fees, levies, and taxes required to be paid by the applicant as part of this development and future home owners. Also the proposal has been designed in a manner that will provide adequate access for fire, medic, and police vehicles.</p> <p><b>16. Utilities</b></p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Electricity</li> <li><input checked="" type="checkbox"/> Natural gas</li> <li><input checked="" type="checkbox"/> Water</li> <li><input checked="" type="checkbox"/> Refuse service</li> <li><input checked="" type="checkbox"/> Telephone</li> <li><input checked="" type="checkbox"/> Sanitary Sewer</li> <li><input type="checkbox"/> Septic System</li> </ul> | <p>T.J.</p> <p>T.J.</p> <p>T.J.</p> |

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| <p><input type="checkbox"/> Other</p> <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>Sanitary Sewer: City of Redmond<br/> Water: City of Redmond<br/> Electricity: Puget Sound Energy<br/> Natural Gas: Puget Sound Energy<br/> Telephone: Verizon<br/> Cable TV: Comcast</p> | <p>T.J.</p> <p>T.J.</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: Eric G. LaBrie Digitally signed by Eric G. LaBrie  
DN: cn=Eric G. LaBrie, o=ESM Consulting Engineers, LLC, ou, email=eric.laBrie@esmcivil.com, c=US  
Date: 2013.05.24 14:01:08 -07'00'

Date Submitted: 5/24/2013

Relationship of signer to project: Consultant

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| <p><b>D. <u>SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS</u></b></p> <p><i>(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)</i></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise:</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> | <p>Not required<br/>T.J.</p> <p>Not required<br/>T.J.</p> <p>Not required<br/>T.J.</p> <p>Not required<br/>T.J.</p> |

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| <p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p>  | <p>Not required<br/>T.J.</p> <p>Not required<br/>T.J.</p> |
| <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands:</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> | <p>Not required<br/>T.J.</p> <p>Not required<br/>T.J.</p> |
| <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p>   | <p>Not required<br/>T.J.</p>                              |



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| <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>6. How would the proposal be likely to increase transportation or public services and utilities?</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> | <p>Not required<br/>T.J.</p> <p>Not required<br/>T.J.</p> <p>Not required<br/>T.J.</p> <p>Not required<br/>T.J.</p> |



**Betrozoff Jones  
Preliminary Plat  
Project  
Vicinity Map**



Scale : 1" = 400'

This plan is suitable for general information only.