



Determination of Non-Significance Certification of Public Notice

CITY OF REDMOND

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

CERTIFICATE OF MAILING

I hereby certify that to the best of my knowledge a Determination of Non-Significance for

Ellsworth File number: SEPA-2014-01967

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 03/27/2015.

Name (print) Gloria Meerscheidt

Date 03/27/15

CERTIFICATE OF POSTING

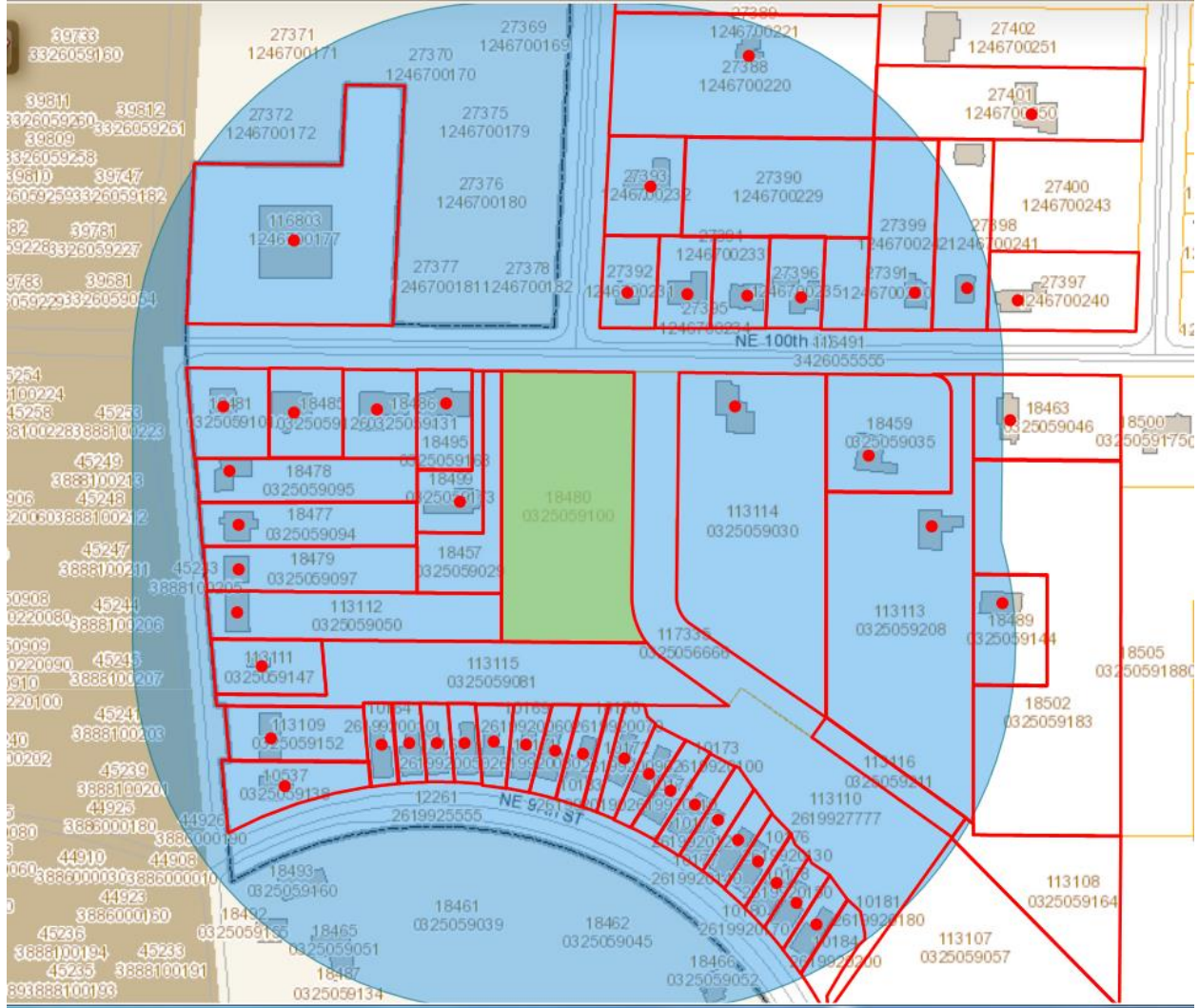
I, the undersigned, certify that on 03/27/15 I posted copies of the attached

Determination of Non-Significance at:

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

Name: Heather Maiefski

Date: 03/27/15



ATTACHMENT 4

LAND201401966HM
ANDERSON MARY F
15516 105TH AVE NE
BOTHHELL, WA 98011

LAND201401966HM
AROYA ISHAI BEN+TAMMY BEN A
13232 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
BONEWITS MICHAEL
PO BOX 931
KIRKLAND, WA 98083

LAND201401966HM
BOYLAN CHRISTOPHER JOSEPH
13443 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST STE 200
BELLEVUE, WA 98005

LAND201401966HM
CAIRNS GEOFFREY & SANDRA
13338 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
Current Resident
13405 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
9738 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
9810 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
9822 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13221 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13231 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13239 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13241 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13441 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
10032 134TH AVE NE
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13404 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13418 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13450 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
10033 136TH AVE NE
KIRKLAND, WA 98033

LAND201401966HM
Current Resident
13416 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
Current Resident
13216 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
DEPOY JAMES J+CAROL BETH
9704 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
DIME LARRY+PAULA
13420 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
DOUGAN STEVEN P JR
13455 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
ELLSWORTH THOMAS A+MELISSA
305 289TH PL NE
CARNATION, WA 98014

LAND201401966HM
FANNING MICHAEL C+DENISE
13424 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
GANGULA PRATHAP+LEYLA Z MIR
13238 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
GERMEAUX RON R+SHELLEY
13340 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
HONIG ANDREW+MOLLYKELLEHER
13422 NE 97TH ST
REDMOND, WA 98052

ATTACHMENT 4

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JOSEPH KRISTINE LYNNE
13410 NE 100TH ST
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LAND201401966HM
KING DAVID D
10020 134TH AVE NE
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LAND201401966HM
KOHNER CHRISTOPHER J+GREMO
13328 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
LAKE ROBERT
13444 NE 100TH ST
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LAND201401966HM
LANGFORD WILLIAM J
13437 NE 100TH ST
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LANGOUT MICHAEL F+MOLLIE L
13326 NE 97TH ST
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LAND201401966HM
LANKEROVICH IZABELLA
13236 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
LUBER PAUL BRANDON+JOHNSON
13330 NE 97TH ST
REDMOND, WA 98052

LAND201401966HM
MARTIN KELLY W+LANELLE L CA
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LAND201401966HM
MATHEWSON JACQUELINE
13605 NE 97TH ST
KIRKLAND, WA 98033

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MCGRUDER TIMOTHY P
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LAND201401966HM
MCNEILLY MARK R+MEAGAN A
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REDMOND, WA 98052

LAND201401966HM
MEYERS MAX J+SHELLY R
13426 NE 100TH ST
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MORROW ALAN L
9730 132ND AVE NE
KIRKLAND, WA 98033

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MUSNICK DAVID J
13322 NE 97TH ST
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NGUYEN THUAN
6222 167TH AVE SE
BELLEVUE, WA 98006

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PAXHIA PAUL T
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REDMOND, WA 98073

LAND201401966HM
PERRY GILBERT
1321 NE 100TH ST
REDMOND, WA 98033

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PERRY GILBERT
4501 PINE TREE DR
SIERRA VISTA, AZ 85635

LAND201401966HM
QUADRANT CORPORATION
14725 SE 36TH ST #200
BELLEVUE, WA 98006

LAND201401966HM
RCC
13332 NE 97TH ST
REDMOND, WA 98033

LAND201401966HM
RIVARD JAMES R
534 32ND AVE S
SEATTLE, WA 98144

LAND201401966HM
ROWAN TREE CHURCH
9724 132ND AVE NE
KIRKLAND, WA 98013

LAND201401966HM
SCHWINDT CAROL J
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KIRKLAND, WA 98033

LAND201401966HM
SHORT THOMAS JR+ANDREA
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LAND201401966HM
ST GEORGES COPTIC ORTH CHUR
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LAND201401966HM
STEINER MARILYN K
13239 NE 100TH
KIRKLAND, WA 98033

LAND201401966HM
STILLWELL RICHARD J
9744 132ND AVE NE
KIRKLAND, WA 98033

LAND201401966HM
STUMPF DAN RYAN
10039 136TH AVE NE
KIRKLAND, WA 98033

ATTACHMENT 4

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SWANSON JEFFREY A
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LAND201401966HM
VALLAS ANDREW J+SARA E
13336 NE 97TH ST
REDMOND, WA 98033

LAND201401966HM
WARDWELL THOMAS J+JUDY L
13231 NE 100TH
KIRKLAND, WA 98033

LAND201401966HM
WOLANSKI RUSSELL T
13456 NE 100TH ST
KIRKLAND, WA 98033

LAND201401966HM
ZONNEFELD ROGER
13405 NE 100TH
KIRKLAND, WA 98033

From: [Gloria Meerscheidt](#)
To: andy.swayne@pse.com; [Angie Peace](#); charlie.sundberg@kingcounty.gov; chelland@bellevuewa.gov; [Claude Williams](#); connie.blumen@kingcounty.gov; [Dan Sokol](#); dbeadle@ci.sammamish.wa.us; [Elaine Somers](#); Elizabeth.Elliott@kingcounty.gov; [Erika Harris](#); Fisheries.fileroom@muckleshoot.nsn.us; fmiller@lwsd.org; gary.kriedt@kingcounty.gov; Gretchen.Kaehler@dahp.wa.gov; [Jon Regala](#); Karen.Walter@muckleshoot.nsn.us; Mark.Wilgus@kingcounty.gov; mattb@snoqualmietribe.us; mpaine@bellevuewa.gov; [Ramin Pazooki](#); robert.nunnenkamp@kingcounty.gov; sepacenter@dnr.wa.gov; sepadesk@dfw.wa.gov; sepaunit@ecy.wa.gov; Steve.Bottheim@kingcounty.gov; [Steven Mullen-Moses](#); tina.morehead@kingcounty.gov; tlavender2@frontier.com; tmcgruder@gmail.com; [Tom Hinman-citizen](#)
Cc: [Heather Maiefski](#); [Gloria Meerscheidt](#); [Sara L. Smith](#)
Subject: City of Redmond SEPA-2014-01967 Ellsworth
Date: Friday, March 27, 2015 8:56:34 AM
Attachments: [SEPA201401967.pdf](#)

Gloria Meerscheidt

Administrative Assistant, Development Review
City of Redmond – Development Services Center
15670 NE 85th St, MS: 2SPL
Redmond, WA 98052
P: 425.556.2407 F: 425.556.2400
www.redmond.gov

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



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

PROJECT INFORMATION

PROJECT NAME: Ellsworth

SEPA FILE NUMBER: SEPA-2014-01967

PROJECT DESCRIPTION:
8 lot short plat in RIN zone

PROJECT LOCATION: NE 100th St and 134th Ave NE
(parcel #0325059100)

SITE ADDRESS:

APPLICANT: Matt Perkins
Steven Anderson

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: Heather Maiefski

PHONE NUMBER: 425-556-2437

EMAIL: hmaiefski@redmond.gov

IMPORTANT DATES

COMMENT PERIOD

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

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

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 04/09/2015.**


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 04/23/2015**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

DATE OF DNS ISSUANCE: March 27, 2015

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

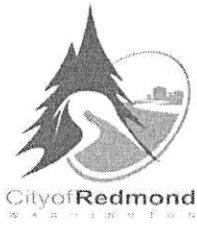
RESPONSIBLE OFFICIAL: Robert G. Odle
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Linda E. De Boldt
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052



CITY OF REDMOND
ENVIRONMENTAL CHECKLIST
Project Action

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 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.

For Agency Use Only

Planner Name

H. Maiefski 03/26/2015

Date of Review

H. Maiefski 03/26/2015

To be completed by applicant	Evaluation for Agency Use only		
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable: Ellsworth Short Plat</p> <p>2. Name of applicant: Quadrant Homes / Matt Perkins</p> <p>3. Address and phone number of applicant and Contact person: <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Applicant 14725 SE 36th, Suite 200 Bellevue, WA 98006 (425) 452-6526</td> <td style="width: 50%;">Contact: LDC, Inc. 14201 NE 200th St. #100 Woodinville, WA 98072 (425) 806-1869</td> </tr> </table> </p> <p>4. Date checklist prepared: October 2014</p> <p>5. Agency requesting checklist: City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>1.53 acres</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>8</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>40,082 sq ft</u></p> <p>iv. Square footage of pavement being added: <u>9583 SF</u></p> <p>v. Use or Principal Activity: <u>Residential Subdivision in the RIN Zone</u></p> <p>vi. Other information: _____</p>	Applicant 14725 SE 36th, Suite 200 Bellevue, WA 98006 (425) 452-6526	Contact: LDC, Inc. 14201 NE 200th St. #100 Woodinville, WA 98072 (425) 806-1869	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>
Applicant 14725 SE 36th, Suite 200 Bellevue, WA 98006 (425) 452-6526	Contact: LDC, Inc. 14201 NE 200th St. #100 Woodinville, WA 98072 (425) 806-1869		

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Construction is proposed to start in the spring/summer of 2015 subject to the approval process and market demands.</p>	<p>HM</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>HM</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>A geotechnical report has been prepared by Geotech Consultants, Inc. A Critical areas report has been prepared by Wetland Resources and an Arborist report has been prepared by Creative Landscape Solutions. All of the these reports are a part of this application submittal.</p>	<p>HM - Environmental Checklist and Wildlife Report</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>None known</p>	<p>HM</p>

To be completed by applicant	Evaluation for Agency Use only
<p>B. ENVIRONMENTAL ELEMENTS</p> <p>1. Earth</p> <p>a. General description of the site (check one)</p> <p><input type="checkbox"/> Flat</p> <p><input checked="" type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>Approximately 30 percent in the south eastern portion of the site in Open Space Tract 996.</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>According to the NRCS King County Soil Survey the site is underlain with Alderwood Gravelly Sandy Loam, 0 to 15 percent slopes</p>	<p>HM</p> <p>HM - Small portion of 40% slopes on southeast corner</p> <p>HM</p>

To be completed by applicant	Evaluation for Agency Use only
<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>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Road and building sites would be cleared, graded and compacted as necessary to achieve proper grade transition, drainage and structural stability. A balance between cut and fill would be sought, thereby, reducing the need to import or export soil. Current grading plans show 2,500 CY of Cut and 3,500 CY of Fill is anticipated.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>During construction the potential for increased erosion would be present. Erosion control measures in accordance with City of Redmond code will be implemented during construction. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are re-vegetated.</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>Upon completion approximately 54% of the site will be covered with impervious surfaces.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Temporary measures to control erosion could include sedimentation ponds, filter fences and diversion swales, permanent measures could include landscaping, piping and armouring of outfall areas.</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM - Proposed development to meet City Erosion Control Requirements and implement BMP's</p>

To be completed by applicant	Evaluation for Agency Use only
<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes.</p>	<p>HM</p>
<p>2. Air</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>During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways. After construction, the principal source of pollution would be exhaust from vehicles.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe.</p> <p>Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the emission standards regulated by the Washington State Department of Licensing.</p>	<p>HM</p> <p>HM</p> <p>HM - Required to keep construction equipment properly maintained</p>
<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, 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>	

To be completed by applicant	Evaluation for Agency Use only
<p>A Class IV stream is located in and adjacent to the far eastern portion of the site. This stream will be retained in Open Space Tract 996. Buffer reduction and buffer increase will result in a net increase in stream buffer.</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>Some work will be done within 200 feet of the Class IV stream, but required buffers will be maintained, except for the detention vault discharge</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>None proposed</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>HM - Required to meet CAO stream regulations</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>

To be completed by applicant	Evaluation for Agency Use only
<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>HM</p>
<p>7. Is your property located within the Bear/ Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, answer questions 8 & 9; if No, go to the next section.</p>	<p>HM</p>
<p>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p>	<p>HM</p>
<p>Not applicable</p>	
<p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p>	<p>HM</p>
<p>Not applicable</p>	

To be completed by applicant	Evaluation for Agency Use only
<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>Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>The project would include a public sanitary sewer system, therefore, there would be no major sources of waste material, which could be discharged to the ground.</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>Through the construction of residences and roadways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by building roofs, driveways, sidewalks and roadways. This water would be collected by the storm drainage system and directed to storm retention / detention facilities located within the proposed plat of Ellsworth. Runoff released from the detention facility will discharge adjacent to the on-site stream</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Please refer to Surface Water Response #6 and Ground Water Response #2</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>

To be completed by applicant	Evaluation for Agency Use only																				
<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="370 499 1138 934"> <thead> <tr> <th>Tree Type</th> <th>Total (#)</th> <th>Removed (#)</th> <th>Saved (#)</th> <th>Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td>Landmark (>30" dbh*)</td> <td>22</td> <td>12</td> <td>10</td> <td>45.45%</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>44</td> <td>40</td> <td>4</td> <td>9.09%</td> </tr> <tr> <td>Percentage (%)</td> <td>66</td> <td>52</td> <td>14</td> <td>21.21%</td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>None known</p> <p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Development would reduce existing vegetation, although as much native vegetation as practical would be retained during construction. Cleared and graded areas would be revegetated with some native species and species common to urban residential areas.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	22	12	10	45.45%	Significant (6" – 30" dbh*)	44	40	4	9.09%	Percentage (%)	66	52	14	21.21%	<p>HM - Revised Arborist Report identifies 36% Tree Retention</p> <p>HM</p> <p>HM - City Landscaping Requirements to be met.</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	22	12	10	45.45%																	
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To be completed by applicant	Evaluation for Agency Use only
<p>5. Animals</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 checked="" 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 checked="" 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>Pacific Flyway Migration Route</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Retention of as many existing trees in accordance with City Code and as compatible with road, utility and home construction will help preserve wildlife habitat. If replacement trees are required the applicant will examine on-site planting opportunities first.</p> <p>6. Energy and Natural Resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other household purposes.</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM - Replacement required per Tree Regulations. Primarily Use Northwest Native Plants</p> <p>HM</p>

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<p>Wood burning and passive solar gain would be secondary sources of heat.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If 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 inclusion of energy conservation measures would be per the residential energy code and the choice of individual residents.</p>	<p>HM</p> <p>HM</p>
<p>7 Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If so, describe.</p> <p>Not to our knowledge</p> <p>1. Describe special emergency services that might be required.</p> <p>No special emergency services would be required by the proposed project.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None required or proposed</p>	<p>HM</p> <p>HM</p> <p>HM</p>

To be completed by applicant	Evaluation for Agency Use only
<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>Flammable and combustible liquids would be primarily in the form of vehicle fuel. Combustible materials would be the lumber associated with home construction.</p>	<p>HM</p>
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties?</p> <p>The site is currently vacant. Adjacent properties are single family residences.</p> <p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>Not to our knowledge.</p> <p>c. Describe any structures on the site.</p> <p>There are no structures on the site.</p>	<p>HM</p> <p>HM</p> <p>HM</p>

To be completed by applicant	Evaluation for Agency Use only
<p>d. Will any structures be demolished? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, what?</p>	<p>HM</p>
<p>e. What is the current zoning classification of the site? RIN - Residential Innovative zone Other _____</p>	<p>HM</p>
<p>f. What is the current comprehensive plan designation of the site? Single-Family Urban Other _____</p>	<p>HM</p>
<p>g. If applicable, what is the current shoreline master program designation of the site? Not Applicable Other _____</p>	<p>HM</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) The Class IV stream is classified as a environmentally sensitive/critical area</p>	<p>HM - Small portion of 40% slope on southeast corner</p>
<p>i. Approximately how many people would reside or work in the completed project. Upon completion approximately 25 people would reside in the development (3.1 per residence x 8 residences).</p>	<p>HM</p>
<p>j. Approximately how many people would the completed project displace?</p>	

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None	HM
k. Proposed measures to avoid or reduce displacement impacts, if any:	
None proposed	HM
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:	
Compliance with existing regulatory codes and standards.	HM
m. What percentage of the building will be used for:	
<input type="checkbox"/> Warehousing	
<input type="checkbox"/> Manufacturing	
<input type="checkbox"/> Office	HM
<input type="checkbox"/> Retail	
<input type="checkbox"/> Service (specify)	
<input type="checkbox"/> Other (specify)	
<input checked="" type="checkbox"/> Residential	
n. What is the proposed I.B.C. construction type?	
Residential, V-A (Protected Combustible)	HM
o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)	
Residential square footage ranges from approximately 3,211 SF to 5,761sf per residence.	HM
p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).	

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<p>Not applicable</p>	<p>HM</p>
<p>9. Housing</p>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>8 total housing units are proposed. All units are middle to low income housing.</p>	<p>HM - No low income housing is proposed</p>
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>No units would be eliminated</p>	<p>HM</p>
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Compliance with regulatory codes and standards, including "smaller" housing regulations, would reduce the housing impacts of the proposed development. Affordable housing is not required on projects with less than 10 units.</p>	<p>HM</p>
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>The tallest height of any structure would be per the building code. Exterior building materials are expected to be of wood and masonry.</p>	<p>HM - Height to meet zoning regulations</p>
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None</p>	<p>HM</p>

To be completed by applicant	Evaluation for Agency Use only
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The observance of building setbacks, retention of as much native vegetation as practical during construction and provision of ornamental and native landscaping in the home construction, would reduce aesthetic impacts of the project.</p> <p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:</p> <p>The proposal would produce light from automobile headlights, street lighting and home lighting, primarily at night.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>Not to our knowledge. Night lighting would promote safety at the project.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Surrounding residences and traffic</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None proposed</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM - Lighting to meet City Regulations</p>

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<p>Mark Twain Park is approximately .5 miles away. Spinney Homestead Park is approximately 1.1 miles away. Willows Run Golf Complex is approximately .9 miles away</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>Provision of a minimum of 20% Open Space in accordance with the City regulations.</p>	<p>HM</p> <p>HM</p> <p>HM</p>
<p>13. Historic and Cultural Preservation</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>None known</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>Construction would be temporarily halted, should evidence of historic, archeological, scientific or cultural importance be discovered.</p>	<p>HM</p> <p>HM</p> <p>HM - City to be immediately notified</p>

To be completed by applicant	Evaluation for Agency Use only
<p>14. Transportation</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>NE 100th Street provides access to the site, the project proposes a single access point, along the north property line extending to the south providing access to the lots.</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>A metro bus stop is approximately 0.1 mile from the site, located at 132nd Ave NE & NE 100th Street</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>Off-street parking would be accommodated in residents' driveways and garages. A minimum of 2 parking stalls per unity would be provided. No parking would be eliminated.</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 would require the construction of approximately 260 lineal feet of public roadway.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>78</u> If known, indicate when peak volumes would occur. _____ - _____ a.m. & - _____ p.m. How many of these trips occur in the a.m. peak hours? _____ How many of these trips occur in the p.m. peak hours? _____</p>	<p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p> <p>HM</p>

To be completed by applicant	Evaluation for Agency Use only
<p>f. Proposed measures to reduce or control transportation impacts, if any.</p> <p>Payment of Traffic Mitigation fees in accordance with City code.</p> <p>15. Public Services</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 proposal would place additional demands on public services, however, facilities are generally in place to handle these additional demands.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Mitigation measures in accordance with City code for impacts will be provided. Also, residents would become part of the tax base / user group that supports these services.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System 	<p>HM - City requires Traffic Impact Fees</p> <p>HM</p> <p>HM - City requires Impact Fees for Fire, Parks and School</p> <p>HM</p>

To be completed by applicant	Evaluation for Agency Use only
<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>Utilities required for the site include: Water (City of Redmond), Sewer (City of Redmond), Power and Gas (Puget Sound Energy), Solid Waste (Waste Management), Telephone (Verizon). General construction for these utilities will include utility trenches both on and off-site. See enclosed plans for details.</p>	<p>HM</p>

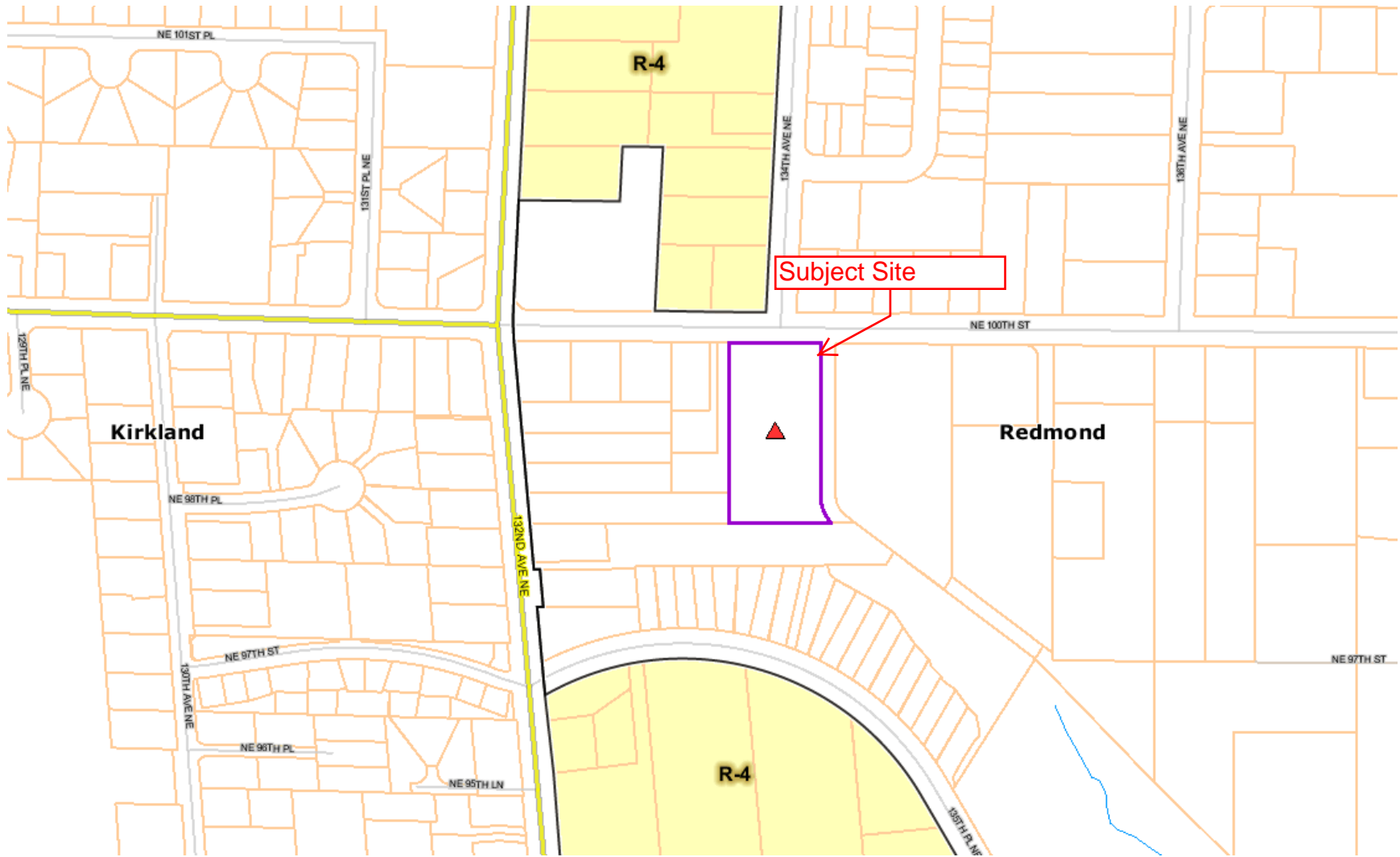
C. SIGNATURE

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: 

Date Submitted: November 3, 2014

Relationship of signer to project: Applicant's consultant



VICINITY MAP