



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

The Strom Property File number: SEPA-2013-01790

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 06/06/2014.

Name (print) Gloria Meerscheidt

Date June 6, 2014

CERTIFICATE OF POSTING

I, the undersigned, certify that on **June 6, 2014** 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: June 6, 2014

ATTACHMENT 10

LAND201301788-TJ
Current Resident
12280 RED-WOOD RD NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
12300 WOOD-RED RD NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
16040 NE 116TH ST
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15901 NE 124TH ST
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
12048 157TH CT NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
12044 157TH CT NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
12040 157TH CT NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15750 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15754 NE 120TH WAY
REDMOND, WA 98052

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15758 NE 120TH WAY
REDMOND, WA 98052

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Current Resident
15762 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
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15766 NE 120TH WAY
REDMOND, WA 98052

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15770 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15774 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11932 158TH AVE NE
REDMOND, WA 98052

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REDMOND, WA 98052

ATTACHMENT 10

LAND201301788-TJ
Current Resident
11804 157TH AVE NE
REDMOND, WA 98052

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11808 157TH AVE NE
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15809 NE 117TH WAY
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15815 NE 117TH WAY
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11759 158TH AVE NE
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LAND201301788-TJ
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11783 159TH AVE NE
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LAND201301788-TJ
Current Resident
11820 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
15918 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
Current Resident
11800 159TH AVE NE
REDMOND, WA 98052

ATTACHMENT 10

LAND201301788-TJ
ABOUELHEIGA MOHAMMED+KATHRY
15805 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
ABU-DAYYAH TAWFIQ+ITAF
11804 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
ALAM ZULFIGAR M
11764 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
ALIBHAI KARIM
11750 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
ANDERSEN SCOTT W+LYNNE M
15740 NE 119TH CT
REDMOND, WA 98052

LAND201301788-TJ
ARUNACHALAM RAVIKUMAR+PREET
11760 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
BRUNER MATTHEW K+KATHRYN
11816 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
BURNSTEAD CONSTRUCTION LLC
11980 NE 24TH ST #200
BELLEVUE, WA 98005

LAND201301788-TJ
CALBUCCI MARCELO AND JORDAN
15754 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
CHAKRADHAR TRIPURAMALLU+ANI
15758 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
CODY SHAY S+LEAH H
PO BOX 2554
REDMOND, WA 98073

LAND201301788-TJ
DAVIS BRETT E
11820 158TH AVE NE
REDMOND, WA 98053

LAND201301788-TJ
DENDULURI CHANDRA+NAGASWAPN
11779 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
EMURA YUTAKA+FUMIKO
11765 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
FAN JING
11828 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
FLEENER CLAYTON
11836 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
FUKUDA MUNEHIRO+KYOKO
11799 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
GALEN ARI D+BRITT R
11791 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
GREENMUN CHRISTOPHER M+Y NH
11753 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
GREYSTONE LAND LLC
14410 BEL RED RD
BELLEVUE, WA 98007

LAND201301788-TJ
HALLUM CHRISTOPHER
15822 NE 118TH WAY
REDMOND, WA 98052

LAND201301788-TJ
HAM BYUNG DO+HAE SOON HAM
15737 NE 119TH CT
REDMOND, WA 98052

LAND201301788-TJ
HOANG ANDY V+JENNIFER HO
11720 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
JIANG XUEYIN+YE WANG
11824 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
KANDZOR EDWARD J+SUSAN S
15750 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
KATO RITA M
15771 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
KENSINGTON HOA
PO BOX 414
REDMOND, WA 98052

LAND201301788-TJ
LAU HIN-FAN M+YAO HONGBING
15809 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
LAWSON ALVIN E+JUDITH A
11929 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
LI SUI+DI TANG
12048 157TH CT NE
REDMOND, WA 98052

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LAND201301788-TJ
LOWE JOHN E
11783 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
LUCARELLI LEONARD A
15770 NE 120TH WAY
REDMOND, WA 98005

LAND201301788-TJ
MCFADDEN JAMES F+MARI K
11839 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
MCLAUGHLIN RYAN A+MARY ANNE
11924 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
MITRA RUDRA
11795 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
NIXON PHILLIP V+DEBORAH MES
15818 NE 118TH WAY
REDMOND, WA 98052

LAND201301788-TJ
OLIN KERRY G+KATHY A
15812 NE 118TH WAY
REDMOND, WA 98052

LAND201301788-TJ
PACKER ALAN C+LISA WARR-KING
11746 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
PAL SHANKAR+SWAGATA SAHA
11742 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
PAUL RICHARD J+WENDY K
11741 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
PERLIN ERIC C+CARICABURU KA
11928 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
QUINN MICHAEL J+STACY R
11831 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
REIMBOLD MICHAEL W+GRETCHEN
15815 NE 117TH WAY
REDMOND, WA 98052

LAND201301788-TJ
ROSEMOND COREY E
11749 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
ROSHAK TODD G+SAMANTHA K
15733 NE 119TH CT
REDMOND, WA 98052

LAND201301788-TJ
SACH PAMELA BAKKEN
11752 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
SARWONO EDHI+MELIANA ELLY
11808 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
SCHWARTZ STEVEN G+KRISTEN L
15732 NE 119TH CT
REDMOND, WA 98052

LAND201301788-TJ
SCOTKIN STEVE+CARI P
11767 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
SPILLINGER ILAN Y+ANAT
11812 157TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
STODDART MARTIN+JILL
12040 157TH CT NE
REDMOND, WA 98052

LAND201301788-TJ
STOPPLER MARK D+SUSAN F
15736 NE 119TH CT
REDMOND, WA 98052

LAND201301788-TJ
STUART JAMES L+PENNYLEGION
11766 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
SUCHOKNAND CAROLYN K+YUDHAS
11787 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
SUN FAN+CHENQIAN JIANG
11775 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
SUND WARREN W+JOCELYN P
11832 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
TANG YINGDE+MINGRUI WEI
11847 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
THORN TERRY+DIANE
11920 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
TIGGES KEVIN+BILLETT CINDI
11923 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
VILHAUER JAY A+STACIE+KERR
11748 158TH AVE NE
REDMOND, WA 98052

ATTACHMENT 10

LAND201301788-TJ
WANG FERMI
17101 NE 40TH CT
REDMOND, WA 98054

LAND201301788-TJ
WANG GUANGYAO+JINGHUA CHEN
11932 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
WANG XING+YING XIAO
11745 158TH PL NE
REDMOND, WA 98052

LAND201301788-TJ
WASHINGTON CATHEDRAL
12300 WOODINVILLE-REDMOND RD NE
REDMOND, WA 98052

LAND201301788-TJ
WEIDNER KLAUS H+WENCY YAN
15749 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
WELLS FARGO BANK N A
6591 IRVINE CENTER DR
IRVINE, CA 92618

LAND201301788-TJ
WHILDEN MARY B+MARION
11835 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
WHITE DARREN A+TONI A BEST
11827 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
WICKRAMA UPALI+WICKRAMA RUPA
11756 158TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
WILSON GREGG L+BONNIE L
15762 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
XU YANG+PING WANG
15766 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
ZHAHAVI RONNY+RUTI
15774 NE 120TH WAY
REDMOND, WA 98052

LAND201301788-TJ
ZEMACH ASAPH+IRIS
12044 157TH CT NE
REDMOND, WA 98052

LAND201301788-TJ
ZENG HUAJUN+LIU KAI
11843 159TH AVE NE
REDMOND, WA 98052

LAND201301788-TJ
ZHANG QI+MIN WANG
15729 NE 119TH CT
REDMOND, WA 98052

From: [Gloria Meerscheidt](#)
To: [Alan Soicher](#); [andy.swayne@pse.com](#); [charlie.sundberg@kingcounty.gov](#); [chelland@bellevuewa.gov](#); [Christa Heller](#); [Claude Williams](#); [connie.blumen@kingcounty.gov](#); [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](#); [Ivan Miller](#); [Josh Peters](#); [kadie.bell@kingcounty.gov](#); [Karen.Walter@muckleshoot.nsn.us](#); [Mark.Wilgus@kingcounty.gov](#); [mattb@snoqualmtribe.us](#); [Michelle Jones](#); [mpaine@bellevuewa.gov](#); [Ramin Pazooki](#); [robert.nunnenkamp@kingcounty.gov](#); [Ronda Strauch](#); [sepacenter@dnr.wa.gov](#); [sepadesk@dfw.wa.gov](#); [sepaunit@ecy.wa.gov](#); [Steve Foley](#); [Steve.Bottheim@kingcounty.gov](#); [Steven Mullen-Moses](#); [tina.morehead@kingcounty.gov](#); [tlavender2@frontier.com](#); [tmcgruder@gmail.com](#); [Tom Hinman-citizen](#); [Wally Archuleta](#)
Cc: [tiffany@burnstead.com](#); [dds@coredesigninc.com](#); [Thara Johnson](#); [Gloria Meerscheidt](#)
Subject: City of Redmond / SEPA-2013-01790 Strom Property
Date: Friday, June 06, 2014 3:46:02 PM
Attachments: [SEPA201301790.pdf](#)

Gloria Meerscheidt

Administrative Assistant

City of Redmond

425-556-2407

gmeerscheidt@redmond.gov

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

www.redmond.gov



ATTACHMENT 10

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

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

PROJECT INFORMATION

PROJECT NAME: The Strom Property

SEPA FILE NUMBER: SEPA-2013-01790

PROJECT DESCRIPTION:

SEPA for subdividing a 5.74 acres site into 13 single family lots

PROJECT LOCATION: 159th Avenue NE and NE 116th Street

SITE ADDRESS:

APPLICANT: Tiffiny Brown

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

IMPORTANT DATES

COMMENT PERIOD

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

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

'X' This DNS is issued under WAC 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the Project Planner, via phone, fax (425)556-2400, email or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 06/20/2014.**

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 07/08/2014**, 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: June 6, 2014

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

June 2, 2014

Date of Review

June 2, 2014

To be completed by applicant	Evaluation for Agency Use only
<p>A. <u>BACKGROUND</u></p> <p>1. Name of proposed project, if applicable: Strom Preliminary Plat</p> <p>2. Name of applicant: Burnstead Construction Company</p> <p>3. Address and phone number of applicant and Contact person: Applicant: Burnstead Construction Co. Contact Person: Lafe B. Hermansen Attn: Tiffany Brown c/o Core Design, Inc. 11980 NE 24th St., Suite 200 14711 NE 29th Pl., Suite 101 Bellevue, WA 98005 Bellevue, WA 98007</p> <p>4. Date checklist prepared: September 27, 2013</p> <p>5. Agency requesting checklist: City of Redmond, Planning and Community Development</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>5.73 ac</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>13</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>32,500</u></p> <p>iv. Square footage of pavement being added: <u>6,000 S.F.</u></p> <p>v. Use or Principal Activity: <u>Single Family Home</u></p> <p>vi. Other information: <u>N/A</u></p>	<p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p>

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Site construction is scheduled to start in the spring 2015, subject to the approval process and market demands. Building construction is proposed to start in late summer 2015.</p>	<p>TJ</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>TJ</p>
<p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</p> <ul style="list-style-type: none"> -Preliminary Drainage Report (Core Design, Inc.) -Preliminary Arborist Report (International Forestry) -Preliminary Geotechnical Report (ABPB Consulting) -Preliminary Wetland Report (Wetland Resources) 	<p>TJ</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>TJ</p>

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Preliminary Plat Approval; SEPA Determination; NPDES Permit; Drainage Plan Approval; Grading Permit; Right-of-Way Permit (if applicable) Residential Building Permits; FPA (if applicable).</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>This proposal is for the construction of thirteen (13) single family homes on 5.73 acres (currently one tax parcel). Development of the site will also include, but is not limited to: site preparation, utility installation (Water, Sewer, Storm Drainage), rockeries, vault and road/tract construction.</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 project is located north of NE 116th Street at the northern terminus of 159th Ave. NE. The site is located in the W 1/2 of Section 26, Township 26N., Range 5E., City of Redmond, Washington. A legal description and vicinity map is attached hereto and incorporated by reference.</p> <p>Tax Parcel No(s): 2626059014</p>	<p>HPA Permit</p> <p>TJ</p> <p>TJ</p> <p>TJ</p>

To be completed by applicant	Evaluation for Agency Use only
<p>B. <u>ENVIRONMENTAL ELEMENTS</u></p> <p>1. Earth</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 type="checkbox"/> Hilly</p> <p><input checked="" type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>The site is currently vacant. The site slopes down from the east and west property lines down to the bottom of a slight ravine. The buildable portion of the site has a gentle slope of approximately 6%.</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The steepest slope, of approximately 77%, is located in the central portion of the site.</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>The site is underlain with Till Soils (till is a minor component).</p>	<p>TJ</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 style="padding-left: 40px;">Please see attached.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Runoff from clearing and construction will be controlled by temporary and permanent siltation detention, pollution control facilities per City of Redmond standards.</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>Less than 60% of the site will be covered by impervious surface, which can include buildings, walks, parking, and site access. This meets the standard for the R-4 zone within the City of Redmond.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>Please see attached.</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? Not to our knowledge.</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, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other typical of a residential neighborhood.</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>Off-site sources of emissions or odors are those typical of the residential neighborhoods and commercial properties that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: Please see attached.</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>	<p>TJ</p> <p>TJ</p>

To be completed by applicant	Evaluation for Agency Use only
<p>This site contains a class II, unnamed stream that flows south to north on the property. The site also contains three wetlands (Class III and IV). The location of these sensitive areas are shown on the preliminary plat set.</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>Work on the site will be completed within 200 feet but will be outside of the buffers prescribed by the City of Redmond.</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>N/A</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>TJ</p> <p>Mitigation Plan is required and has been submitted</p> <p>TJ</p> <p>TJ</p> <p>TJ</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>TJ</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>TJ</p>
<p>8. Provide details on how your propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p>	<p>N/A</p>
<p>9. Does your project propose an increase in fecal coliform levels In surface water? If so, describe impacts.</p>	<p>TJ</p>
<p>No.</p>	<p>TJ</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>No groundwater will be withdrawn, public water mains will be installed as part of the plat construction. No water will be discharged to groundwater except through the incidental infiltration of stormwater.</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, the site is served by public sewer.</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>Please see attached.</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with typical residential uses similar to surrounding properties.</p>	<p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p>

To be completed by applicant	Evaluation for Agency Use only
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Please see attached.</p> <p>4. Plants</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 type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Shrubs</p> <p><input 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 type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <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 type="checkbox"/> Other types of vegetation (please list)</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Please see attached.</p>	<p>TJ</p> <p>TJ</p> <p>TJ</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="367 474 1170 926"> <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>49</td> <td>24</td> <td>25</td> <td>51%</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>376</td> <td>158</td> <td>218</td> <td>58%</td> </tr> <tr> <td>Percentage (%)</td> <td>100%</td> <td>43%</td> <td>57%</td> <td></td> </tr> </tbody> </table> <p><i>Note: Since a SEPA Determination is issued early on in the project's review process; the information above is a preliminary estimate only and could change during the development review process.</i></p> <p>* DBH – Diameter at breast height</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	49	24	25	51%	Significant (6" – 30" dbh*)	376	158	218	58%	Percentage (%)	100%	43%	57%		<p>TJ</p>
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<p>d. List threatened or endangered species known to be on or near the site.</p> <p>No threatened or endangered plants are known to exist on the site.</p>	<p>TJ</p>																				
<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Per Redmond Zoning Code the site will retain a minimum of 35% of the existing significant trees as well as 50% of the native vegetation and soil per the North Redmond Plan. A preliminary Landscape Plan has been completed and submitted as part of this package.</p>	<p>TJ</p>																				

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<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 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 checked="" 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>No threatened or endangered species are known to exist on the site.</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>Yes, the site is part of the Pacific Fly Way.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Per Redmond Zoning Code the site will retain a minimum of 35% of the existing significant trees as well as 50% of the native vegetation and soil per the North Redmond Plan. A preliminary Landscape Plan has been completed and submitted as part of this package.</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 will be the primary source of energy used to provide heating and cooling to each building. This form of energy is immediately available to the site.</p>	<p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p>

To be completed by applicant	Evaluation for Agency Use only
<p>The builder will provide the appropriate heating and cooling systems, which are energy efficient and cost effective for the end user.</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 requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures are encouraged in all new construction.</p>	<p>TJ</p> <p>TJ</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>The project will not generate any environmental health hazards.</p> <p>1. Describe special emergency services that might be required.</p> <p>None to our knowledge. The project will generate the same need for emergency services as other residential projects in the area.</p> <p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>There are no on-site environmental health hazards known to exist today nor are there any that will be generated as a direct result of this proposal.</p>	<p>TJ</p> <p>TJ</p> <p>TJ</p>

To be completed by applicant	Evaluation for Agency Use only
<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 main source of off-site noise in this area originates from the vehicular traffic present on NE 116th Street located to the south of the site.</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>Please see attached.</p> <p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Building construction will be done during the hours prescribed by the City. Construction equipment will be equipped with muffler devices and idling time should be kept at a minimum.</p>	<p>TJ</p> <p>TJ</p> <p>TJ</p>
<p>c. Describe the potential use of the following:</p> <p>1. <input type="checkbox"/> Flammable liquids</p> <p>2. <input type="checkbox"/> Combustible liquids</p> <p>3. <input type="checkbox"/> Flammable gases</p> <p>4. <input type="checkbox"/> Combustible or flammable fibers</p> <p>5. <input type="checkbox"/> Flammable solids</p> <p>6. <input type="checkbox"/> Unstable materials</p> <p>7. <input type="checkbox"/> Corrosives</p> <p>8. <input type="checkbox"/> Oxidizing materials</p> <p>9. <input type="checkbox"/> Organic peroxides</p> <p>10. <input type="checkbox"/> Nitromethane</p> <p>11. <input type="checkbox"/> Ammonium nitrate</p> <p>12. <input type="checkbox"/> Highly toxic material</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>e. What is the current zoning classification of the site? R-4 - Low Moderate Density Residential zone Other _____</p> <p>f. What is the current comprehensive plan designation of the site? Single-Family Urban Other _____</p> <p>g. If applicable, what is the current shoreline master program designation of the site? Not Applicable 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) The site contains steep slopes.</p> <p>i. Approximately how many people would reside or work in the completed project. Approximately 32.5 (13 x 2.5) people will reside in the neighborhood</p> <p>j. Approximately how many people would the completed project displace?</p>	<p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p> <p>Wetlands and streams are located on site TJ</p> <p>TJ</p>

To be completed by applicant	Evaluation for Agency Use only
<p>None. The property is currently vacant.</p>	<p>TJ</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Not applicable.</p>	<p>TJ</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 comply with the current zoning of the site and the homes will be of similar style and size to the surrounding homes.</p>	<p>TJ</p>
<p>m. What percentage of the building will be used for:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Warehousing <input type="checkbox"/> Manufacturing <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Service (specify) <input type="checkbox"/> Other (specify) <input checked="" type="checkbox"/> Residential 	<p>TJ</p>
<p>n. What is the proposed I.B.C. construction type?</p>	<p>TBD</p> <p>TJ</p>
<p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>A total of approximately 32,500 gross square footage proposed for all 13 units for the project.</p>	<p>TJ</p>
<p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>None known.</p>	<p>TJ</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>13 homes in the middle income range will be provided.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None, the current property is vacant.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Not applicable.</p>	<p>TJ</p> <p>TJ</p> <p>TJ</p> <p>No impacts anticipated</p> <p>TJ</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 buildings will meet the height requirements of the R-4 zone. The exterior building materials may include (but is not limited to) any of the following; wood, hardwood, vinyl, masonry, cedar shakes and/or asphalt shingles.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None.</p>	<p>TJ</p> <p>TJ</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 project will be complying with the current zoning of the site and will be similar in style and size to the surrounding neighborhoods.</p>	<p>TJ</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>Light and glare will originate from street lights and exterior lighting. Light will also be produced from vehicles using the on-site roads. These impacts would occur primarily in the evening and before dawn.</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>The only offsite source of light and glare are from vehicles and outdoor (outdoor lights on homes) lighting from the adjacent streets and nearby neighborhoods.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Street lighting, when deemed necessary, will be installed in a manner that directs the lighting downward without exposed bulbs. Exterior lighting of buildings will be restricted to porch style lights.</p>	<p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p> <p>Lighting will comply with RZC lighting standards</p> <p>TJ</p>
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	

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<p>The Sammamish River Trail is approximately two miles to the west.</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 neighborhood will provide an open space tract over _____ /ault that will include an active recreation area.</p>	<p>TJ</p> <p>TJ</p> <p>TJ</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 to our knowledge.</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 to our knowledge.</p> <p>c. Proposed measures to reduce or control impacts, if any:</p> <p>None, as there are no known impacts. If an archeological site is found during the course of construction, the State Historical Preservation Officer will be notified.</p>	<p>TJ</p> <p>TJ</p> <p>TJ</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>The site currently fronts 159th Avenue NE, Lot 4-13 will access directly from the extension of this road. Lots 1-3 and Tract A will gain access via a private access tract. Please refer to the Preliminary Plat Plan for the specific layout of roads and private access tracts.</p> <p>b. Is site currently served by public transit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>the nearest transit stop (METRO) is located at the intersection of 172nd Avenue NE and NE 124th Way, approximately one (1.5) miles to the east.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The project currently proposes 52 parking stalls. No stalls are proposed to 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>Yes. The site currently fronts 159th Avenue NE (Public), Lots 4-13 will access directly from the extension of this road. Lots 1-3 and Tract A will gain access via a private access tract. Please refer to the Preliminary Plat Plan for the specific layout of roads and private access tracts.</p> <p>e. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>29 ADT</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? <u>13</u> How many of these trips occur in the p.m. peak hours? <u>16</u></p>	<p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</p> <p>TJ</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>Traffic Mitigation fees will be paid as determined by the Redmond Municipal 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 need for public service such as fire, health, and police protection will be typical of residential development of this size.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>The buildings will be constructed to meet all applicable standards and codes of the County and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public 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 type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System 	<p>TJ</p> <p>TJ</p> <p>TJ</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>Electricity will be provided by Puget Sound Energy. Natural Gas will be provided by Puget Sound Energy. Water Service will be provided by City of Redmond. Sanitary Sewer will be provided by City of Redmond. Telephone Service will be provided by Verizon.</p>	<p>TJ</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: 10.15.13

Relationship of signer to project: Applicant

Strom - SEPA Checklist Response Attachment**B. ENVIRONMENTAL ELEMENTS****2. Air**

- c. Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington. The site has been included in a "No Burn Zone" by the Puget Sound Air Pollution Control Agency, which went into effect on September 1, 1992. No land clearing or residential yard debris fires would be permitted on-site, nor in the surrounding neighborhood except in accordance with the regulation.

3. Water**c. Water Runoff**

1. Through the construction of buildings and roadways, the existing runoff pattern will be locally modified. Runoff from the proposal will be generated by building roofs, roadways, drive aisles, sidewalks and other impervious surfaces. This water will be collected with an onsite conveyance system to an onsite storm drainage vault located centrally on the site. The vault will be a combination detention/water quality facility. The water quality portion of the vault will be approximately 6,000 cf and the detention portion of the vault will be approximately 15,500 cf. The runoff will then be point discharged to a natural channel on site.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

A City approved storm drainage system will be designed and implemented in order to mitigate adverse impacts from stormwater runoff. This system will include an approximately 21,500 cf detention/water quality vault. During construction the storm system and the rest of the site sediment control will include temporary erosion control barriers; Chemical treatment, i.e. Chitosan or other chemical floccer, silt fence filtration, ground covering, and either a sediment trap or pond. Soon after the beginning of the site development the permanent stormwater collection/treatment will be constructed to not only

maintain the future runoff from the site, but also to control erosion and sediment during construction. This permanent system will ensure that prior to the release of stormwater into the downstream storm system the system will have significantly reduced the potential impacts to ground and surface waters.

4. Plants

- b.** The site is currently a mixture of second growth trees and brush, pasture and single-family landscaping. 47% of the site will be cleared as part of the site preparation phase (Roadways, Utilities and building pads) of the project. Per Redmond Zoning Code the site will retain a minimum of 35% of the existing significant trees as well as 50% of the native vegetation and soil per the North Redmond Plan.

7. Environmental Health

B. Noise

- 2.** Short-term noise impacts will result from the use of construction and building equipment during site development and building construction. These temporary activities will be limited to normal working hours set forth by The City of Redmond. Long-term impacts will be those associated with the increase of human population; additional traffic and the typical noise associated with a commercial development.

LEGAL DESCRIPTION

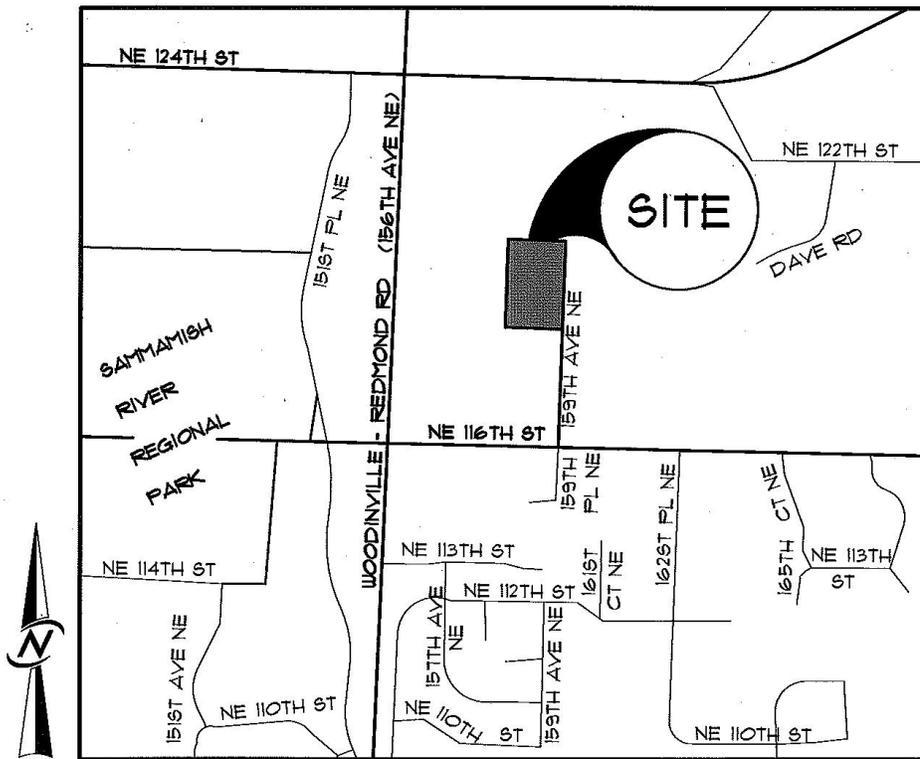
LOT 3, KING COUNTY SHORT PLAT NO. 181077, RECORDED UNDER RECORDING NO. 8109300611, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT THAT PORTION OF LOT 3 OF SAID KING COUNTY SHORT PLAT NO. 181077, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE S01°42'49"W TO THE SOUTH LINE OF LOT 3 OF SAID SHORT PLAT AND THE TERMINUS OF SAID LINE; (ALSO KNOWN AS LOT B OF KING COUNTY LOT LINE ADJUSTMENT NO. 484088, RECORDED UNDER RECORDING NO. 8405210441.)

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS RESERVED BY INSTRUMENT RECORDED

VICINITY MAP



VICINITY MAP

1" = 2400'

