



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

Attachment 7

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

PROJECT INFORMATION

PROJECT NAME: NELSON DA

SEPA FILE NUMBER: SEPA-2018-01068

PROJECT DESCRIPTION:

Development Agreement for the future extension of 158T Ave NE and utilities connections. No physical developments are involved with this DA. See Project Boundary Map provided.

PROJECT LOCATION: Redmond Center shopping center

SITE ADDRESS: 15840 REDMOND WAY
REDMOND, WA 98052

APPLICANT: Thomas Markl

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.**

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 12/21/2018.**

APPEAL PERIOD

You may appeal this determination to the City of Redmond Office of the City Clerk, Redmond City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, no later than 5:00 p.m. on 01/04/2019, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

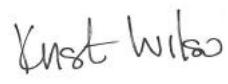
DATE OF DNS ISSUANCE: December 7, 2018

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

RESPONSIBLE OFFICIAL: Erika Vandenbrande
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Kristi Wilson
Interim Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

CITY CONTACT INFORMATION

PROJECT PLANNER NAME: Amy Tarce

PHONE NUMBER: 425-556-2938

EMAIL: atarce@redmond.gov

CITY OF REDMOND**ENVIRONMENTAL CHECKLIST****NON-PROJECT ACTION***(Revised May 2018)***Purpose of the Checklist:**

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

Instructions for Applicants:

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

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

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

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

Review Planner Name:

AMY TARCE

Date of Review:

DEC. 4, 2018

To Be Completed By Applicant	Evaluation for Agency Use Only
A. BACKGROUND	
1. Name of proposed project, if applicable: Redmond Center Development Agreement	aka Nelson DA at
2. Name of applicant: Thomas Markl	at
3. Address and phone number of applicant and contact person: 16508 NE 79th St., Redmond, WA 98502 425-881-7831	at
4. Date checklist prepared: September 14, 2018	at
5. Agency requesting checklist: City of Redmond	at
6. Give an accurate, brief description of the proposal's scope and nature: 22 (approx.)	at
i. Acreage of the site: _____	at
ii. Number of dwelling units/ buildings to be constructed: None	at
iii. Square footage of dwelling units/ buildings being added: None	at
iv. Square footage of pavement being added: _____ Does not apply - no new	at
v. Use or principal activity: construction	at
vi. Other information: _____	at

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Proposed timing or schedule (including phasing, if applicable): Term: 20 Years</p>	<i>at</i>
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain. Individual construction projects will occur during the term of the development agreement and will be addressed through specific entitlement and permits.</p>	<i>at</i>
<p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. None has been prepared, since no construction is associated with this application.</p>	<i>at</i>
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain. We know that we have made no other applications to any governmental body.</p>	<i>at</i>

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>None are needed, since no construction is associated with the application.</p>	<p>at</p>
<p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.</p> <p>The purpose of the Development Agreement is to facilitate future street and utility improvements to serve the Downtown and to establish related protocols.</p>	<p>at</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>Parcel numbers: 7198900050, 7198900060, 7198900063, 7198900061, 7198900070, 7198900080, 7198900100, 7198900090, 7198900270, 7198900280, 7198900310, 7198900300, 0225059126</p> <p>Also, see Attachments 1, 2, and 3</p>	<p>at</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>B. <u>SUPPLEMENTAL</u></p> <p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.</p> <p>When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p> <p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <p>No direct impact related to this application, since no construction is associated with the application. Impacts will be assessed at time of development permit review.</p>	<p>at</p>
<p>Proposed measures to avoid or reduce such increases are:</p> <p>Impacts will be assessed and mitigated at time of development permit review to avoid or reduce any such impacts due to: the increase in discharge of water; emission to air; the production, storage or release of toxic or hazardous substances; or the production of noise.</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>No direct impact related to this application, since no construction is associated with the application. Impacts will be assessed at time of development permit review.</p> <p>Proposed measures to protect or conserve plants, animals, fish or marine life are:</p> <p>Impacts will be assessed and mitigated at the time of development permit review to protect or conserve plants, animals, fish or marine life.</p>	<p>at</p> <p>at</p> <p>at</p>

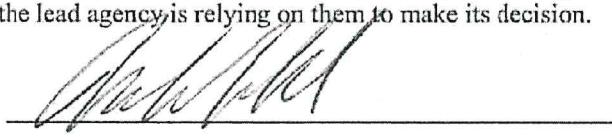
To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>The development agreement is in regards to potential future road construction and does not deplete energy or natural resources.</p>	<p>at</p>
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Impacts will be assessed and mitigated at time of development permit review to protect or conserve energy and natural resources.</p>	<p>at</p>
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>The development agreement is in regards to potential future road construction and will not use or affect environmentally sensitive areas or areas designated for governmental protection.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Impacts will be assessed and mitigated at time of development permit review to avoid the use of or affect on environmentally sensitive areas or areas designated for governmental protection.</p>	<p>at</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>Development agreement is in regards to potential future road construction and will be compatible with land and shoreline use and existing plans.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Impacts will be assessed and mitigated at the time of development permit review to avoid or reduce shoreline and land use impacts</p>	<p>at</p>
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>Proposal should improve traffic circulation, and, since there is no new construction associated with the proposal, there will be no increase in demand for transportation, public services or utilities. Road construction will consistent with the City of Redmond Transportation Master Plan.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>Impacts will be assessed and mitigated at the time of development permit review to avoid or reduce demands on transportation, public services or utilities.</p>	<p>at</p> <p>at</p> <p>at</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>The Agreement facilitates the future construction of street and utility improvements that are consistent with the Redmond Comprehensive Plan, including the Transportation Master Program, Stormwater Comprehensive Plan, General Sewer Plan, and the Federal Clean Water Act. The comprehensive plan, including incorporated utility plans, have undergone SEPA environmental review upon adoption, and will undergo environmental review at the time of future updates. The Stormwater Comprehensive Plan and General Sewer Plan have been adopted in compliance with the Federal Clean Water Act and implementing Federal and State regulations, including applicable requirements contained in the Revised Code of Washington and Washington Administrative Code.</p>	<p><i>at</i></p>

C. SIGNATURE

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

Applicant Signature: 

Thomas L. Markl
Name of Signee: _____

CEO, Nelson Legacy Group LLC
Position and Agency/Organization: _____

Owners' Authorized Agent
Relationship of Signer to Project: _____

September 13, 2018
Date Submitted: _____

ATTACHMENT 1

Page 1

NOTE: ALL ADDRESSES ARE CONSISTENT WITH ASSESSORS RECORDS.

1. PARCEL: 7198900050
ADDRESS: 8383 158TH AVE NE, 98052
ZONE: SNOHOMISH TRL
2. PARCEL: 7198900060
ADDRESS: (NO NUMBER) 158TH AVE NE, 98052
ZONE: SNOHOMISH TRL
3. PARCEL: 7198900063
ADDRESS: 15754 NE REDMOND WAY, 98052
ZONE: SNOHOMISH TRL
4. PARCEL: 7198900061
ADDRESS: 15742 NE REDMOND WAY, 98052
ZONE: TRL
5. PARCEL: 7198900070
ADDRESS: 15740 NE REDMOND WAY, 98052
ZONE: TRL
6. PARCEL: 7198900080
ADDRESS: 15800 NE REDMOND WAY, 98052
ZONE: TRL
7. PARCEL: 7198900100
ADDRESS: (NO NUMBER) 158TH AVE NE, 98052
ZONE: SNOHOMISH TRL
8. PARCEL: 7198900090
ADDRESS: 8215 160TH AVE NE, 98052
ZONE: SNOHOMISH TRL
9. PARCEL: 7198900270
ADDRESS: 8129 161ST AVE NE, 98052
ZONE: TOWN SQUARE

ATTACHMENT 1 (CONTINUED)

PAGE 2

10. PARCEL: 7198900280
ADDRESS: 8070 160TH AVE NW, 98052
ZONE: TOWN SQUARE
11. PARCEL: 7198900310
ADDRESS: 8103 161ST AVE NW, 98052
ZONE: TOWN SQUARE
12. PARCEL: 7198900300
ADDRESS: 8075 161ST AVE NW, 98052
ZONE: TOWN SQUARE
13. PARCEL: 0225059126
ADDRESS: 8005 161ST AVE NW, 98052
ZONE: TOWN SQUARE

ATTACHMENT 2

Legal Description of Redmond Center

Parcel 719890-0050

Parcel A:

Lot 4 of the Correction Plat of Redmond Center Lots 4 and 5, according to the plat thereof recorded in Volume 122 of Plats, page 79, records of King County, Washington, (Being a partial correction of Redmond Center, according to the plat thereof recorded in Volume 95 of Plats, pages 95 through 97, records of King County, Washington);

Except that portion thereof conveyed by Mutual Boundary Agreement and Quit Claim Deed, recorded December 28, 1989 under Recording No. 8912281811.

Parcel B:

Lots 1 and 2 of City of Redmond Short Plat No. SS-78-45 (Tennall #1), as recorded under Recording No. 7812210680, records of King County, Washington;

Except that portion thereof conveyed by Mutual Boundary Agreement and Quit Claim Deed, recorded December 28, 1989 under Recording No. 8912281811.

Parcels 719890-0060 & 719890-0063

Lot 6

Tract 6, Redmond Center, according to the plat thereof recorded in volume 95 of plats, page(s) 94 through 97, inclusive, records of King County, Washington;

Except the south 100 feet of the north 304.89 feet of the east 150 feet of that portion of Tract 6, lying westerly of the southerly prolongation of the west line of 158th Avenue Northeast;

And except that portion conveyed to the City of Redmond for 158th Avenue Northeast extension by deed under recording No. 7405010527;

Also except that portion of said Tract 6 lying westerly of the line established by those certain mutual boundary agreement and quit claim deeds, recorded under King County recording Nos. 8912281811 through 8912281814, inclusive;

And together with that portion of the Sammamish River Park right of way lying easterly of the line established by those certain mutual boundary agreement and quit claim deeds, recorded under King County recording Nos. 8912281811 through 8912281814, inclusive.

Parcel 719890-0061

Parcel 1:

That portion of Tract 6 of Redmond Center, according to the plat thereof recorded in Volume 95 of plats, pages 94 through 97, inclusive, records of King County, Washington, described as follows:

Beginning at the northwest corner of Tract 7 of said plat;
Thence south 0°49'10" west along the west line of said Tract 7, a distance of 30 feet to the True Point of Beginning of this description;
Thence south 0°49'10" west 44.94 feet;
Thence south 20°51'40" west 109.58 feet to the most southerly corner of said Tract 6;
Thence north 69°08'20" west 110.00 feet;

Thence north $20^{\circ}51'40''$ east 117.29 feet to a point which bears north $89^{\circ}10'50''$ west from the True Point of Beginning;
Thence south $89^{\circ}10'50''$ east 100.70 feet to the True Point of Beginning.

Parcel 2:

Together with an easement for ingress and egress, described as follows:

Beginning at the southwest corner of 158th Avenue Northeast, as shown on said plat of Redmond Center;
Thence south $0^{\circ}49'10''$ west along a prolongation of the west line of said avenue 116.89 feet to a point of curve;
Thence southeasterly along said curve to the left, having a radius of 30 feet, an arc distance of 47.12 feet to a point of tangency;
Thence south $89^{\circ}10'50''$ east 402.23 feet to the westerly line of a 40 foot easement as shown in Lot 8 of said plat;
Thence north $0^{\circ}49'10''$ east along said west line 30 feet;
Thence north $89^{\circ}10'50''$ west 301 feet to the northwest corner of Lot 7 of said plat;
Thence north $89^{\circ}10'50''$ west 41.23 feet to a point of curve;
Thence northwesterly along said curve to the right, having a radius of 30 feet, an arc distance of 47.12 feet to a point of tangency;
Thence north $0^{\circ}49'10''$ east 86.69 feet to the southeast corner of said 158th Avenue Northeast;
Thence north $89^{\circ}10'50''$ west 60 feet to the point of beginning.

Parcel 719890-0070

Lot 7

All of Lot 7 of the plat of Redmond Center as recorded in volume 95 of plats, page 94, records of King County, Washington.

Parcel 719890-0080

Lot 8

All of Lot 8 of the plat of Redmond Center as recorded in volume 95 of plats, page(s) 94 through 97, records of King County, Washington. (Also known as Lot 1, City of Redmond lot line revision LLR-90-01, as recorded in volume 79 of surveys, at pages 161 and 161 A, records of King County, Washington.)

Parcel 719890-0090

Lot 9

All of Lot 9 of the plat of Redmond Center as recorded in volume 95 of plats, page(s) 94 through 97, records of King County, Washington. (Also known as Lot 2 of City of Redmond lot line revision LLR-90-01, as recorded in volume 79 of surveys, at pages 161 and 161 A, under recording No. 9104039002, records of King County, Washington.)

Parcel 719890-0100

Lot 10

All of Lot 10 of the plat of Redmond Center as recorded in volume 95 of plats, page(s) 94 through 97, records of King County, Washington. (Also known as Lot 3 of City of Redmond lot line revision LLR-90-01, as recorded in volume 79 of surveys, at pages 161 and 161A, under recording No. 9104039002, records of King County, Washington.

Parcel 719890-0280

Parcel "B"

Lot 28, Redmond Center, according to plat recorded in volume 95 of plats, pages 94 to 97, inclusive.

Parcels 719890-0310 & 719890-0270

Parcel "A"

Lots 27 and 31, Redmond Center, according to plat recorded in volume 95 of plats, pages 94 to 97, inclusive.

Parcel 719890-0300

Lot 30, Redmond Center, according to the plat thereof recorded in volume 95 of plats, pages 94 through 97, inclusive, records of King County, Washington.

Parcel 022505-9126

That portion of the southeast quarter of the southeast quarter of section 2, Township 25 north, range 5 east, Willamette Meridian, in King County, Washington, described as follows:

Beginning at the southeast corner of said section;

Thence north 88°06'04" west 998.10 feet, along the south line of said section;

Thence north 01°08'49" east 30.00 feet to the north right of way margin of northeast 80th street, and the true point of beginning;

Thence continuing north 01°08'49" east 150.00 feet;

Thence north 88°06'04" west 220 feet;

Thence south 01°08'49" west 150.00 feet to said north margin;

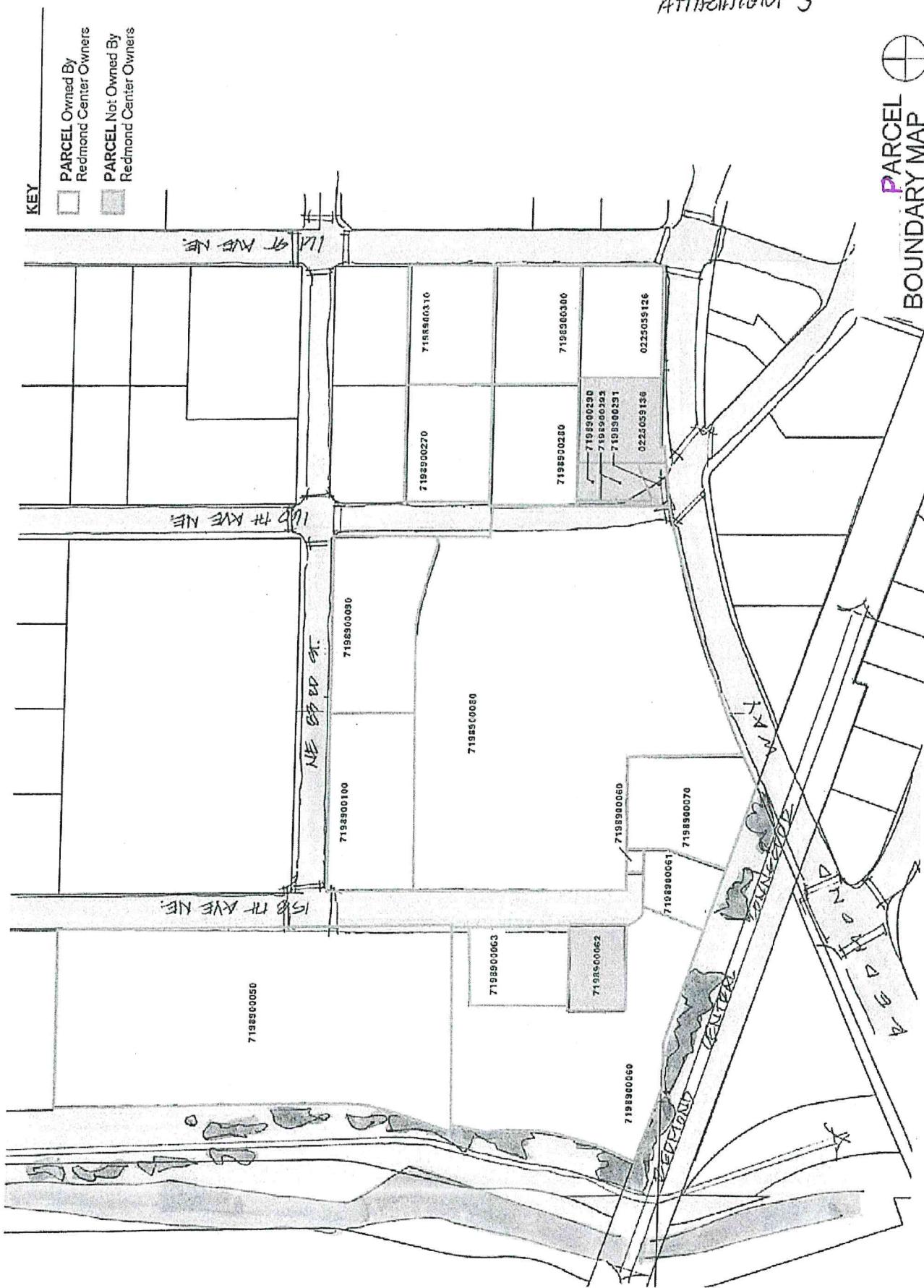
Thence south 88°06'04" east 200 feet, along said north margin to the true point of beginning;

Except those portions thereof conveyed to the City of Redmond by deeds recorded under Recording Numbers 6596206 and 6596207.

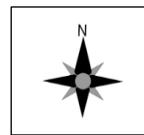
All Situate in the County of King, State of Washington.

ATTACHMENT 3

PARCEL BOUNDARY MAP



Vicinity Map



LAND-2018-01067 & SEPA-2018-01068, Nelson Development Agreement

Address: 15770 Redmond Way

Parcel Number(s): 7198900080

