



SEPA Application



NOTICE: This form must be completed (clearly printed or typed to a SEPA Checklist).

Project Name: Proctor Willows

Site Address: Unassigned: SW corner of NE 124th Street and Willows Road NE

Parcel Number(s): 2726059026 and 2726059024

Acres: 15.6 Zoning: Existing: BP; Proposed: Design District Section/Township/Range: _____

Shoreline Designation: N/A Waterbody: N/A

APPLICANT/DEVELOPER INFORMATION

☒ APPLICANT ☐ OWNER

Name: Erik Enstrom, PE

Company Name: Quadrant Homes

Mailing Address: 15900 SE Eastgate Way, Suite 300

City: Bellevue

State: WA Zip: 98006

Phone: 425-452-0340

Fax: _____

Email: erik.enstrom@quadranthomes.com

CONTACT INFORMATION (PRIMARY CONTACT REGARDING THIS APPLICATION IF OTHER THAN APPLICANT, AND TO WHOM ALL NOTICES AND REPORTS SHALL BE SENT.)

☐ APPLICANT ☐ OWNER ☐ OTHER _____

Name: _____

Company Name: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Phone: _____ Fax: _____

Email: _____

Select Billing Contact: ☐ APPLICANT ☐ OWNER

AUTHORIZATION TO FILE SIGNATURE (ALL PERSONS WITH AN OWNERSHIP INTEREST IN PROPERTY)

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

☐ Property Owner ☒ Individual authorized to sign on behalf of property owner

Name: Erik Enstrom, PE Address: 15900 SE Eastgate Way, Suite 300 Phone: 425-452-0340

Signature Erik Enstrom

OFFICE USE ONLY: REVIEW PLANNER HAS REVIEWED CAO AND VERIFIED WAC/ RZC CITATIONS OR REQUIREMENT OF SEPA

Name of Planner: _____ Planner Signature: _____ Date: _____



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

Proctor Willows File number: SEPA-2019-00807

was sent to the Applicant and to the attached mailing list copy, by first class mail,

and electronically mailed to attached SEPA Agency List on or before August 28, 2019.

Name (print) Gloria Meerscheidt

Date August 28, 2019

CERTIFICATE OF POSTING

I, the undersigned, certify that on August 28, 2019, I posted copies of the attached

Determination of Non-Significance at: 4 Location(s) on or near the site

1 City Hall

1 Library

Name (print) Benjamin Sticka

Date August 28, 2019

SEPA VERIFICATION AND CAO WORKSHEET

Based upon a review of the attached criteria:

SEPA

_____The proposal is exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee does not apply. The applicable exemption is _____(applicant must note applicable WAC and RZC).

☒The proposal is not exempt from requiring a SEPA Threshold Determination and therefore the SEPA filing fee applies.

Critical Area Mitigation

_____The proposal does not include activity that would require Critical Area mitigation, and therefore the CAO mitigation fee does not apply.

☒The proposal includes activity that would require Critical Areas mitigation and therefore the CAO mitigation fee applies.

Note: The City makes the final determination as to whether CAO mitigation is required and whether a project is exempt from SEPA. Should the City make a determination that one or both fees apply, the applicable fee(s)

ADDITIONAL PROJECT INFORMATION

Project name and description: Proctor Willows: Mixed use/residential development with corresponding infrastructure

Proposed timing or phasing and estimated completion date: The project will be completed in phases

Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain: _____

Project to be completed in phases. Master plan application includes townhome development and multi-family residential mixed-use development

Do you know of any plans by others that may affect this site? If yes, explain: No

List other federal, state, or local permits, licenses, or approval required for this proposal: _____

Comprehensive Plan and Zoning update, Preliminary Plat, Final Plat, Coordinated Civil Review, Clearing and Grading Permits, NPDES Permit, Forest Practices Permit, Alteration of Geologic Hazard Areas, Building Permits for individual single-family homes, stormwater vault, and retaining walls over 4-ft.

List any environmental information that has been prepared or will be prepared regarding this proposal: _____

Geotechnical Report, Critical Areas Report, Tree Assessment, and Cultural Resources Report

ADM II LLC
12506 135TH AVE NE
KIRKLAND, WA, 98034

BUCHAN BROS INVESTMENT PROP
13609 NE 126TH PL
KIRKLAND, WA, 98034

BUCHAN BROS INVESTMENT PROP
13633 NE 126TH PL
KIRKLAND, WA, 98034

BUCHAN BROS INVESTMENT PROP
13621 NE 126TH PL
KIRKLAND, WA, 98034

CASPIAN HOLDINGS LLC
12210 WILLOWS RD NE
REDMOND, WA, 98052

COPPER LEAF LLC
12195 WILLOWS RD NE
REDMOND, WA, 98052

HALVORSON ELLING B
12515 WILLOWS RD NE
KIRKLAND, WA, 98034

ICOM AMERICA INC
12421 WILLOWS RD NE
KIRKLAND, WA, 98034

KING COUNTY
Karen Wolf
401 5th Ave Ste 810; MS: CNK-EX-0810
SEATTLE, WA, 98104

KING COUNTY-WASTE WATER
201 S Jackson St, Suite 500
SEATTLE, WA, 98104

KING COUNTY PARKS
201 S Jackson St, Suite 700
SEATTLE, WA, 98104

LOYAL STEWARDS LLC
12530 135TH AVE NE
KIRKLAND, WA, 98034

MAGOON ENTERPRISES L L C
12341 134TH CT NE
REDMOND, WA, 98052

MAGOON ENTERPRISES L L C
12310 NE 124TH ST
REDMOND, WA, 98052

MARATHON PROPERTIES INC
12545 135TH AVE NE
KIRKLAND, WA, 98034

MONEY SAVER TOTEM LK ASSOC
12707 141ST AVE NE
KIRKLAND, WA, 98034

NABTESCO AEROSPACE INC
12413 WILLOWS RD NE
KIRKLAND, WA, 98034

PHYSIO-CONTROL INC
11811 WILLOWS RD NE
REDMOND, WA, 98052

REEZ PROPERTIES INC
12034 134TH CT NE
REDMOND, WA, 98052

REEZ PROPERTIES INC
12208 134TH CT NE
REDMOND, WA, 98052

TJOSSEM & BOCK LLC
13400 NE 124TH ST
KIRKLAND, WA, 98034

VANDALAY PROPERTIES LLC
12226 134TH CT NE
REDMOND, WA, 98052

WASHINGTON TRUST BANK
14020 NE 124TH ST
REDMOND, WA, 98052

CITY OF KIRKLAND
Eric Shields
123 5th Ave
KIRKLAND, WA, 98033

PUGET SOUND ENERGY
Bradley Strauch
PO Box 97034, PSE-09N
Bellevue, WA, 98009-9734

PHYSIO FOUNDATION
BRIAN WEBSTER
11811 WILLOWS RD NE ATTN: LEGAL DEPT
REDMOND, WA, 98052

PHYSIO-CONTROL DEVELOPMENT CO LLC
PETER SPRING
11811 WILLOWS ROAD NE
REDMOND, WA, 98052

REEZ HOLDINGS INC
JOHN REECE
12034 134TH CT NE STE 101
REDMOND, WA, 98052

IVY CORP
STEVE KNOX
12034 134TH CT NE STE 103
REDMOND, WA, 98052

WIRELESS DATA SERVICES NORTH AMERICA
DAVID FJOULKES-JONES
12034 134TH CT NE STE 301
REDMOND, WA, 98052

REDAPT INC
RICK CANTU
12226 134TH CT NE BLDG D
REDMOND, WA, 98052

EASTSIDE BRIDGE CENTER
STAN ROBERTS
12310 134TH CT NE #B
REDMOND, WA, 98052

SPORTHAUS SCHMETZER INC
WALTER SCHMETZER
12312 134TH CT NE BLDG. B
REDMOND, WA, 98052

KEEP IT EASY LLC
ANTHONY BOWKER
12326 134TH CT NE
REDMOND, WA, 98052

NORTHWEST FLUID SOLUTIONS INC
BRUCE HEDLUND
12328 134TH CT NE
REDMOND, WA, 98052

SPRINT SPECTRUM EQUIPMENT CO
JEAN BERKA
6500 SPRINT PKWY HL-5ATTX
OVERLAND PARK, KS, 66251

CONSOLIDATED FOOD MANAGEMENT
FRANK LOWE
7429 SE 27TH ST
MERCER ISLAND, WA, 98040

ZETRON, INC.
JOHN REECE
PO BOX 97004
REDMOND, WA, 98073-9704

PHYSIO-CONTROL INC
GARY L ELLIS
PO BOX 97006
REDMOND, WA, 98073-9706

FASTENAL COMPANY
ROBERT KIERLIN
PO BOX 978
WINONA, MN, 55987

ONE REDMOND
Bart Phillips
8383 158th Ave NE, Ste 225
Redmond, WA, 98052

Ken Easley
28413 NE 52nd St
Carnation, WA, 98014

Jennifer Kusakabe
12034 134th Ct NE
Redmond, WA, 98052

John Duncan
9902 159th Pl NE
Redmond, WA, 98052

TiCareno Associates Architecture +
Urban Design
Scott Glazebrook
1200 Sixth Ave, Suite 605
Seattle WA, 98101

CBRE
Dean Johnson
1480 185th Ave NE
Bellevue WA, 98008

Gina Clark
335 116th Ave NE
Bellevue WA, 98008

McCullough Hill Leary
Courtney Flora
701 5th Ave Ste 6600
Seattle WA, 98115

Scott Biethan
17017 NE 98th Ct
Redmond WA, 98012

McCullough Hill Leary
Courtney Kalor
701 5th Ave Ste 6600
Seattle WA, 98115

Quadrant
Bonnie Geers
No address provided

Aerojet
Ken Young
No address provided

KPFF
Jeremy Febus
No address provided

Transpo
Kevin Jones
No address provided

Columbia Pacific Advisors
Mitch Johnson
No address provided

Craig Krueger
No address provided

BP
Joe Stone
No address provided

BP
Kimberly Bragg
No address provided

Physio-Control
Greg Shelton
No address provided

OLYMPIC PIPELINE
No address provided

OLYMPIC PIPELINE
Michele Burbatt
No address provided

From: [Gloria Meerscheidt](#)
To: [Adam](#); [andy.swayne@pse.com](#); [Chris Jenkins](#); [Dan Sokol](#); [dbeadle@ci.sammamish.wa.us](#); [Elaine Somers](#); [Elizabeth.Elliott@kingcounty.gov](#); [Erika Harris](#); [Fisheries.fileroom@muckleshoot.nsn.us](#); [fmiller@lwsd.org](#); [genick@tulaliptribes-nsn.gov](#); [Gretchen.Kaehler@dahp.wa.gov](#); [Heidi Bedwell](#); [Jennifer Meisner](#); [Jil Nogi](#); [John Greene](#); [Johnson Meninick](#); [Jon Regala](#); [Karen.Walter@muckleshoot.nsn.us](#); [Kate Valdez](#); [klyste@stillaguamish.com](#); [laura.murphy@muckleshoot.nsn.us](#); [Mark.Wilgus@kingcounty.gov](#); [mattb@snoqualmtribe.us](#); [Miles Penk](#); [Peter Rosen](#); [Philippe D. LeTourneau](#); [Puget Sound Clean Air Agency](#); [Ramin Pazooki](#); [robert.nunnenkamp@kingcounty.gov](#); [rrod](#); [ryoung@tulaliptribes-nsn.gov](#); [sepacenter@dnr.wa.gov](#); [sepadahp](#); [sepadesk@dfw.wa.gov](#); [sepaunit@ecy.wa.gov](#); [Stephanie Jolivet](#); [Steve Mullen-Moses](#); [Steve.Bottheim@kingcounty.gov](#); [Steven Mullen-Moses](#); [Teresa Smith](#); [tina.morehead@kingcounty.gov](#); [tlavender2@frontier.com](#); [tmcgruder@gmail.com](#); [Todd Scott](#); [Tom Hinman](#); [citizen](#); [wendy.klahr](#)
Cc: [Gloria Meerscheidt](#); [Benjamin Sticka](#); [Bonnie Geers](#)
Subject: City of Redmond SEPA-2019-00807 Proctor Willows
Date: Wednesday, August 28, 2019 2:54:58 PM
Attachments: [SEPA201900807.pdf](#)
[image001.png](#)

Hello SEPA Reviewers,

Attached is a SEPA notification for Proctor Willows.

To review the environment documents related to this project, click the link below.

<https://www.redmond.gov/1210/Proctor-Willows>

If you have any questions, please contact the assigned planner.

Benjamin Sticka

bsticka@redmond.gov

425-556-2470



Gloria Meerscheidt

Administrative Assistant Planning and Community Development | City of Redmond

☎: 425.556.2407 | ✉: gmeerscheidt@redmond.gov | Redmond.gov

MS: 2SPL | 15670 NE 85th St | Redmond, WA 98052

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this e-mail account is a public record. Accordingly, this e-mail, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.



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

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

PROJECT INFORMATION

PROJECT NAME: Proctor Willows

SEPA FILE NUMBER: SEPA-2019-00807

PROJECT DESCRIPTION:
SEPA for Proctor Willows Master Plan and DA

PROJECT LOCATION: 12241 Willows Rd NE

SITE ADDRESS: 12241 WILLOWS RD NE
REDMOND, WA 98052

APPLICANT: Joe Neuzil

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: Benjamin Sticka

PHONE NUMBER: 425-556-2470

EMAIL: bsticka@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 09/12/2019.**

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 09/26/2019**, 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: August 28, 2019

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

RESPONSIBLE OFFICIAL: Erika Vandenbrande
Planning Director

SIGNATURE: 

RESPONSIBLE OFFICIAL: Dave Juarez
Public Works Director

SIGNATURE: 

Address: 15670 NE 85th Street Redmond, WA 98052

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

PROJECT ACTION

(Revised 5/27/15)

Purpose of the Checklist:

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

Instructions for Applicants:

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

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


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

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

Planner Name: Ben Sticka

Date of Review: August 21, 2019


To Be Completed By Applicant	Evaluation for Agency Use Only
A. BACKGROUND	
1. Name of proposed project, if applicable: Proctor Willows	BTS
2. Name of applicant: Erik Enstrom, PE, Quadrant Homes	BTS
3. Address and phone number of applicant and contact person: 15900 SE Eastgate Way, Suite 300, Bellevue, WA 98006 425-452-0340	BTS
4. Date checklist prepared: February 7, 2019	BTS
5. Agency requesting checklist: City of Redmond	BTS
6. Give an accurate, brief description of the proposal's scope and nature: i. Acreage of the site: <u>15.6</u>	BTS
ii. Number of dwelling units/ buildings to be constructed: <u>400 Max</u>	BTS
iii. Square footage of dwelling units/ buildings being added: <u>approx 1,050,000</u>	BTS
iv. Square footage of pavement being added: <u>+120,000</u>	BTS
v. Use or principal activity: <u>Residential</u>	BTS
vi. Other information: <u>Mixed Use Residential</u>	BTS
7. Proposed timing or schedule (including phasing, if applicable): To be completed in up to 3 phases as depicted in the master plan booklet submitted with this SEPA checklist. Phases 1 and 2 may begin as early as June of 2020. Phase 3 may begin as early as April of 2021.	BTS

To Be Completed By Applicant	Evaluation for Agency Use Only
<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. As no future expansion is planned, no additional explanation is needed.</p> <p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal. Preliminary Stormwater Report, Traffic Study, Geotechnical Report, Critical Areas Report, Tree Assessment, Cultural Resources Report, Biological Evaluation</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>BTS</p> <p>BTS</p> <p>BTS</p>
<p>11. List any government approvals or permits that will be needed for your proposal, if known. Master Plan, Site Plan Entitlement, Unit Lot Subdivision, CCR, NPDES Permit, Forest Practices Permit, Alteration of Geologic Hazard Areas, HPA & JARPA, US Army Corp approval, City of Kirkland ROW permit, KC Grading Permit, and Building Permits for buildings, stormwater vault, and retaining walls over 4-ft </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. The project proposes development of approximately 13 acres of a 15.6-acre site. The development will consist of townhouse and mixed-use residential building construction with associated open space, recreation space, roads, trails, and utilities.</p>	<p>BTS</p> <p>BTS</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>The subject site is located within the City of Redmond in Section 27, Township 26 N, Range 5 E, WM. The project is situated on approximately 15.57 acres and is comprised of two parcels, 2726059026 and 2726059024. The site is located along the Southwest corner of NE 124th Street and Willows Road NE.</p>	<p>BTS</p>
<p>B. <u>ENVIRONMENTAL ELEMENTS</u></p> <p>1. Earth</p> <p>a. General description of the site</p> <p> <input type="checkbox"/> Flat <input type="checkbox"/> Rolling <input checked="" type="checkbox"/> Hilly <input checked="" type="checkbox"/> Steep slopes <input type="checkbox"/> Mountainous <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>Slopes across the majority of the site are typically 5-15%, sloping generally west to east. Portions of the on-site ravine are up to 90% near the stream channel. Slopes adjacent to NE 124th Street and Willows road are greater than 40%, and include walls associated with the construction of those roadways. The steep slopes along NE 124th Street are man-made, resulting from the construction of NE 124th Street.</p>	<p>BTS</p> <p>BTS - Project shall comply with RZC 21.64.060 Geologically Hazardous Areas</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>According to the NRCS Soil Survey, the majority of the site is listed as "Kitsap silt loam, 2 to 8 percent slopes." There are no known agricultural soils found on the site.</p> <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe.</p> <p>None known; however, portions of the site are mapped as landslide hazard area as defined by COR.</p> <p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>Filling and grading will be required for road improvements, utility installation, stormwater improvements, and building site preparation. The preliminary earthwork quantities are 40,000 cubic yards of fill and 60,000 cubic yards of cut. Fill will be from re-use of on-site material or import of material from locations to be determined during construction permitting.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion could occur as a result of clearing and construction due to construction stormwater runoff.</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>Approximately 60% of the site will be covered with impervious surface upon completion of construction. This is inclusive of the below grade vault which is topped with earth and landscape.</p>	<p>BTS</p> <p>BTS - Project to adhere to Stormwater Technical Notebook and RMC 13.06 Stormwater Management Code</p> <p>BTS</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>The project will comply with all City of Redmond grading and erosion control standards including best management practices during construction such as stabilized construction entrance, flagged clearing limits, perimeter protection, construction stormwater flow control, and monitoring and reporting. +</p> <p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Yes, approximately 80,000 to 100,000 cubic yards are anticipated.</p>	<p>BTS - Project must meet City Clearing and Grading regulations and stormwater management Code (RMC 13.06) +</p> <p>BTS</p>
<p>2. Air</p> <p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>Emissions from construction equipment will be likely during construction and demolition. Once construction is completed, increase in emissions will occur from the net increase in average daily vehicle trips, which is anticipated to be approximately 2,562.</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 yes, generally describe.</p> <p>Vehicular emissions from NE 124th Street and from Willows Road may affect the project.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p> <p>Construction vehicles will be maintained in good working order. All construction activities will comply with City of Redmond air quality requirements for construction.</p>	<p>BTS</p> <p>BTS</p> <p>BTS - BMP's per Stormwater Technical Notebook shall be followed</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<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, 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>The Critical Areas Report identifies multiple Category IV wetlands and 2 Class IV streams on-site. The Class IV streams on the project site flow into unnamed tributaries (Class 3, transitioning to Class 2) before draining into the Sammamish River. Please see the SEPA Stream Map included in this submittal for more information.</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>A 1,934 square foot, Category IV wetland is proposed to be filled. 800 square feet of a Category IV wetland is also proposed to be filled. Development will occur within 200-ft of other on-site wetland and stream areas. Please see the plans found in the Master Plan booklet included with this submittal for more </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.</p> <p>Approximately 700 cubic yards of fill may be placed in the category IV wetlands to be filled. Wetland A will be filled in its entirety, and Wetland D will be partially filled. The source of fill will be on-site material or off-site import from a location to be determined during construction permitting.</p> <p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known.</p>	<p>BTS - Project will comply with RZC 21.64.020 Fish and Wildlife Habitat Conservation Areas and RZC 21.64.030 Wetlands</p> <p>BTS - Project will comply with RZC 21.64.030 Wetlands</p> <p>BTS - Project will comply with RZC 21.64.030 Wetlands</p> <p>BTS</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, note location on the site plan.</p>	<p>BTS</p>
<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p>	<p>BTS</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>BTS</p>
<p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>Infiltration is infeasible due to steep slope, erosion potential, and native soil constraints.</p>	<p>BTS</p>
<p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p> <p>No.</p>	<p>BTS</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Ground</p> <p>1. Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <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 completed project will be served by the municipal public sewer system. No ground discharge of waste is proposed.</p>	<p>BTS</p> <p>BTS</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>Stormwater runoff will occur from roofs, driveways, yards, and road improvements. Runoff will be collected and conveyed to a conventional detention and water quality treatment vault located east of the proposed lots. The stormwater vault will discharge to a municipal stormwater pipe near the northeast corner of the property.</p>	<p>BTS</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No waste material discharge to ground or surface waters is proposed or anticipated. The project will comply with State of Washington and City of Redmond standards.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>The project will maintain existing drainage patterns in the vicinity of the site.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p> <p>Stormwater detention and water quality will be provided in a combined detention and water quality treatment vault. The vault will be sized using a continuous flow model consistent with City of Redmond and State of Washington standards. On-site stormwater mitigation will also be provided through BMP's incorporated into the project design throughout the site to the</p>	<p>BTS</p> <p>BTS - Project subject to RMC 13.06 and Stormwater Management Code</p> <p>BTS - Project subject to RMC 13.06 and Stormwater Management Code</p>
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder <input checked="" type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Evergreen Tree: Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other <input type="checkbox"/></p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input checked="" type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/></p> <p>Skunk Cabbage <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/></p> <p>Water plants: Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/></p> <p>Other <input type="checkbox"/></p>	

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<p>Other types of vegetation (please list)</p> <p>Outside of the ravine on-site, vegetation is primarily pasture, pockets of trees and invasive species. Vegetation within and around the ravine is typical second growth forest of the Pacific Northwest.</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Approximately 13-acres of the 15.6-acre site will be cleared for new development. This will include some evergreen and deciduous trees, grass, and pasture. Most of the significant trees on-site that will be saved are located in the wetland and stream buffers.</p> <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="253 947 1021 1388"> <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>34</td> <td>8</td> <td>26</td> <td>76%</td> </tr> <tr> <td>Significant (6" – 30" dbh*)</td> <td>294</td> <td>162</td> <td>132</td> <td>45%</td> </tr> <tr> <td>Percentage (%)</td> <td>100%</td> <td>52%</td> <td>48%</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> <p>d. List threatened or endangered species known to be on or near the site.</p> <p>There are no known threatened or endangered species on or near the site.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)	34	8	26	76%	Significant (6" – 30" dbh*)	294	162	132	45%	Percentage (%)	100%	52%	48%		<p>BTS</p> <p>BTS</p> <p>BTS - Project subject to RZC 21.72 - Tree Preservation Regulations</p>
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)	34	8	26	76%																	
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Percentage (%)	100%	52%	48%																		
	<p>BTS</p>																				

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<p>e. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Development areas will include passive and active recreation space and landscaping to include trees, lawn, and ornamental shrubs. Wetland and stream buffer enhancement will use native plants and trees.</p> <p>f. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Himalayan Blackberry, Scotch Broom, Knotweed, Reed Canarygrass, Ivy</p>	<p>BTS</p> <p>BTS</p>
<p>5. Animals</p> <p>a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input checked="" type="checkbox"/> Other <input type="checkbox"/></p> <p>Mammals: Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/></p> <p>Fish: Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other <input type="checkbox"/></p> <p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None known</p> <p>c. Is the site part of a migration route? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>The project site is located within the broad boundary of the Pacific Flyway, the major migrating corridor for birds in North America, west of the Continental Divide. However, the project itself is not a known congregation area for migratory birds.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Approximately 2.6-acres of the project site will be retained in native growth protection area. Please see the site plan included with this Master Plan submittal for the exact location and orientation of this area.</p> <p>e. List any invasive animal species known to be on or near the site.</p> <p>There are no known invasive animal species known to be on or near the site.</p>	<p>BTS - Project subject to RZC 21.64.020 - Fish and Wildlife Habitat Conservation Areas</p> <p>BTS</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>Residential units, homes, and commercial businesses will be served with electricity and natural gas for heating and cooking. Solar panels will be installed on a portion of the buildings in accordance with zoning code requirements. Each system will meet energy code requirements.</p>	<p>BTS</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 yes, 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>All new building construction will meet adopted building code requirements. New construction will also comply with green development requirements of the design district which allow for selection from a menu of choices to be determined at the time of building permit application.</p>	<p>BTS</p> <p>BTS - Project subject to RZC 21.14.080 Northwest Design District</p>

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<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 yes, describe.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>There are no known sources of contamination at the site.</p> <p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>There are no known hazardous chemicals/conditions that could affect development at the site:</p> <p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. (for example: flammable liquids, combustible liquids, flammable gases, combustible or flammable fibers, flammable solids, unstable materials, corrosives, oxidizing materials, organic peroxides, nitromethane, ammonium nitrate, highly toxic material, poisonous gas, smokeless powder, black sporting powder, ammunition, explosives, cryogenics, medical gas, radioactive material, biological material or high piled storage (over 12' in most cases).</p> <p>Construction activities will include the handling and stockpile of constructible materials, fuel for construction equipment and vehicles will be maintained on site, and concrete and paving materials will be stored and used on-site.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services are anticipated to be required for the proposed project.</p> <p>5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p>Best management practices for construction material delivery, handling, containment, and storage will be implemented. New construction will comply with building and plumbing code requirements for environmental health.</p> <p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>Traffic noise on NE 124th Street and Willows Road may affect the development.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</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>Noise levels will be increased in the short-term during construction activities. Long-term residential noise levels could marginally increase with the increased use of the property. The residents/users of the first phases of development may experience short-term noise impacts during the construction of later phases.</p>	<p>BTS - Project subject to RMC 6.36 Noise Standards</p>



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<p>3. Proposed measures to reduce or control noise impacts, if any.</p> <p>Noise levels during construction activities will comply with the requirements of the City of Redmond municipal code.</p>	<p>BTS - Project subject to RMC 6.36 Noise Standards</p>
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>Some remnants of foundations and of structures are present on the site from prior residential use. However, no vertical structures are present on-site. The site is currently a vacated, vegetated lot. Properties north, west, and south are currently used for commercial and light industrial purposes. The property to the west also includes a major utility corridor near the shared</p> <p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>According to historic aerial photos, the site has not been used for agriculture or forest lands within the past 20 years.</p> <p>1). Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p> <p>The project will not affect or be affected by surrounding working farm or forest land.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>c. Describe any structures on site.</p> <p>There are concrete foundations from past structures on the site; however, no structures remain.</p>	<p>BTS</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, what?</p> <p>The pump house and the shed will be demolished.</p>	<p>BTS</p>
<p>e. What is the current zoning classification of the site?</p> <p>Northwest Design District</p>	<p>BTS - Project subject to RZC 21.14.080 Northwest Design District</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Design District</p>	<p>BTS</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</p>	<p>BTS</p>
<p>h. Has any part of the site been classified as a critical area by the city or county? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify. (If unsure, check with City)</p> <p>The project site includes landslide hazard, steep slope, stream, and wetland areas.</p>	<p>BTS - Classified per RZC 21.64 Critical Areas</p>

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<p>i. Approximately how many people would reside or work in the completed project?</p> <p>400 dwelling units with an average of 2.3 people equates to approximately 867 people residing in the development. Additional individuals will work in the commercial space; however, the use and number of employees is not yet</p> <p>j. Approximately how many people would the completed project displace?</p> <p>None.</p> <p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>None.</p> <p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Compatibility with adjacent land uses was a component in the design district review and approval by City Council. The proposed project will demonstrate compliance with the design district requirements through the master plan and site plan</p> <p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>Compatibility with nearby agricultural land (forest lands are not applicable) was a component of review and approval of the design district by City Council.</p> <p>n. What percentage of the building will be used for:</p> <p>Warehousing <u>0</u></p> <p>Manufacturing <u>0</u></p> <p>Office <u>2-4%</u></p> <p>Retail <u>0-2%</u></p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</p>

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<p>Service (specify) <u>2-4%</u></p> <p>Other (specify) <u>n/a</u></p> <p>Residential <u>93%</u></p> <p>0. What is the proposed I.B.C. construction type?</p> <p>Home construction will be typically wood frame. All construction will meet City of Redmond building code requirements. Building types will vary by use. Townhomes may be Type III, IV, or V. Apartments may be a mix of Types I - V, as allowed by code.</p> <p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>Max 1,050,000 SF.</p> <p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</p> <p>No future expansion is anticipated at this time.</p>	<p>BTS</p> <p>BTS</p> <p>BTS</p> <p>BTS</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>400 of typically middle income housing units with affordable housing per the project development agreement and meeting the affordable housing requirements of RZC 21.20.060.A.2. Ten percent of townhomes will be at 80% of the King County median income while 10% of the residential units in the mixed-use building will be at 70% of the King County median income.</p>	<p>BTS - Project shall comply with RZC 21.20 Affordable Housing Requirements</p>

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<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Affordable housing will be provided at the rate indicated in RZC 21.20.060.A.2 per design district zoning.</p>	<p>BTS</p> <p>BTS - Project shall comply with RZC 21.08.240 Affordable Housing</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>Maximum height of structures on site will not exceed the maximum height allowed by RZC 21.14.80. The principal external building materials will be determined through design review board approval and building permit, but may include wood, cementitious fiber cement board, or other materials allowed by building code.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No views in the immediate vicinity are anticipated to be obstructed. Views to the site and from the site along Willows Road will be altered by the proposed development.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Removed trees will be replaced as required by RZC 21.72.080. The project will comply with the City of Redmond Design Standards and will be subject to Design Review Board approval.</p>	<p>BTS - Proposal was reviewed and approved by City of Redmond Design Review Board in accordance with RZC 21.76.060.G</p> <p>BTS</p> <p>BTS - Proposal was reviewed and approved by City of Redmond DRB accordance with RZC</p>

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<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>Townhomes and apartments will include site lighting typical of low-rise and mid-rise development in the City. Street and pedestrian lights will be installed along some private streets and pedestrian pathways. Vehicle headlights will be visible on roads and driveways. Light will be produced at night. </p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No safety hazards or view interference is anticipated.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>No off-site sources of light or glare will affect the proposal.</p>	<p>BTS - Proposal shall be consistent with RZC 21.34 Lighting</p> <p>BTS</p> <p>BTS</p>
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>The project will comply with the City of Redmond Exterior Lighting Standards.</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Walking and bicycling opportunities are located along adjacent trails and roadways. Willows Run Golf Course, Sammamish Valley Park and Sammamish River Regional Park are located within a mile from the project site. The Redmond Central Connector (Phase III) trail is proposed by the City of Redmond along the east side of Willows Road. The Kirkland </p>	<p>BTS - Project shall be consistent with RZC 21.34 Lighting</p> <p>BTS</p>

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<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, 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>A publicly accessible trail will be located along the perimeter of the property. This trail will provide opportunities to connect to other regional trails including the Sammamish River Trail, the Planned Redmond Central Connector Trail, the Planned Cross Kirkland Corridor Trail, and the Planned King County Eastside Rail Corridor Trail. The project will include two community parks and several pocket parks, connected by on-site trails and</p>	<p>BTS</p> <p>BTS</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p> <p>According to the Washington Inventory System for Architectural and Archaeological Records Data (WISAARD), there are no identified buildings, structures or sites located on or near the project site that are over 45 years old.</p>	<p>BTS</p>

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<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>None known.</p> <p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archaeological and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.</p> <p>The Department for Architectural and Archeological Records interactive database, WIZAARD, was used to identify potential cultural and historic resources located on or near the project site.</p>	<p>BTS</p> <p>BTS - Proposal subject to RZC 21.30 Historical and Archeological Resources</p>
<p>d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>No measures are proposed.</p>	<p>BTS - Proposal subject to RZC 21.30 Historical and Archaeological Resources</p>

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<p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p style="padding-left: 40px;">The site is served by NE 124th Street and Willows Road NE. Access to the site is proposed from both NE 124th Street and Willows Road NE.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p style="padding-left: 40px;">The site is served by King County Metro bus routes 244 and 930. There are currently east and west bound bus stops on NE 124th Street along the project frontage.</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p style="padding-left: 40px;">Vehicle and bicycle parking spaces will be provided. No parking spaces are eliminated. Attached and multifamily units have 2 garage spaces per unit. Mixed-use residential and commercial uses will provide parking meeting the ratio requirements for # of bedrooms and sq.ft. of commercial space. Guest parking for all residences will be provided at 1 stall per every 4 units. Guest parking for attached and multi-family units will be parallel.</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p> <p style="padding-left: 40px;">The development will include road improvements adjacent to the access roads along NE 124th Street and Willows Road NE, in accordance with the Development Agreement and Master Planned Development. The development will connect sidewalks and trails to the existing sidewalks along adjacent streets.</p>	<p style="text-align: center;">BTS</p> <p style="text-align: center;">BTS</p> <p>BTS - Project will comply with parking requirements found in RZC 21.14.080 Northwest Design District</p> <p style="text-align: center;">BTS</p>

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<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>The project will not use or occur in the immediate vicinity of water, rail or air transportation.</p> <p>f. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>2,562</u> If known, indicate when peak volumes would occur: <u>7:00</u> - <u>9:00</u> a.m. and <u>4:00</u> - <u>6:00</u> p.m. How many of these trips occur in the a.m. peak hours? <u>240</u> How many of these trips occur in the p.m. peak hours? <u>264</u> What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? <u>minimal</u> What data or transportation models were used to make these estimates?</p> <p>Estimates of daily and peak hour vehicle trip generation is based on the proposed number of new apartments, townhomes, and commercial space as well as trip generation information published by ITE in the Trip Generation Manual and Trip Generation Handbook.</p>	<p>BTS</p> <p>BTS</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.</p> <p>The project will not interfere with, affect or be affected by the movement of agricultural and forest products on adjacent roads or streets.</p> <p>h. Proposed measures to reduce or control transportation impacts, if any.</p> <p>The project will be designed and constructed in accordance with the Redmond Municipal Code to reduce and control transportation impacts. Thdae project will also pay the required Transportation Impact Fees.</p>	<p>BTS</p> <p>BTS</p> <p>Project is required to be designed and constructed in accordance with the Redmond Municipal Code, Redmond Zoning Code and Kirkland City Standards.</p>

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>Typical public services for residential and mixed-use development would be required. The development could increase the need for public transit in the area. Beginning in March 2020, Metro Routes 243 and 244 will be replaced and, Route 930 will be expanded from peak period-only to all-day, including weekday service every 30 minutes between 6 a.m. and 7 p.m. Route 930 operates between the Kingsgate Park & []</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>The project will meet City of Redmond requirements for emergency access and building construction, and will pay all applicable impact and mitigation fees adopted by the City.</p>	<p>BTS</p> <p>BTS</p>
<p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <p><input checked="" type="checkbox"/> Electricity</p> <p><input checked="" type="checkbox"/> Natural Gas</p> <p><input checked="" type="checkbox"/> Water</p> <p><input checked="" type="checkbox"/> Refuse Service</p> <p><input checked="" type="checkbox"/> Telephone</p> <p><input checked="" type="checkbox"/> Sanitary Sewer</p> <p><input type="checkbox"/> Septic System</p> <p><input type="checkbox"/> Other</p>	<p>BTS - This development will cause downstream sewer surcharge. The developer shall replace appx .413 LF sewer main along Willows Rd from MH#2C2SMH954 to MH#2C2SMH956. This will also be a condition of approval.</p>

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<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Puget Sound Energy will provide electrical and natural gas service; Comcast and Frontier will provide telecommunication services; the City of Redmond will provide sanitary sewer, water, and storm drainage; and solid waste service will be provided by Waste Management.</p>	<p>BTS</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: Jeremy Febus

Digitally signed by Jeremy Febus
 DN: cn=Jeremy Febus, o=KPFF, ou,
 email=jeremy.febus@kpff.com, c=US
 Date: 2017.02.27 13:24:48 -08'00'

Name of Signee: Jeremy Febus

Principal at KPFF Consulting Engineers

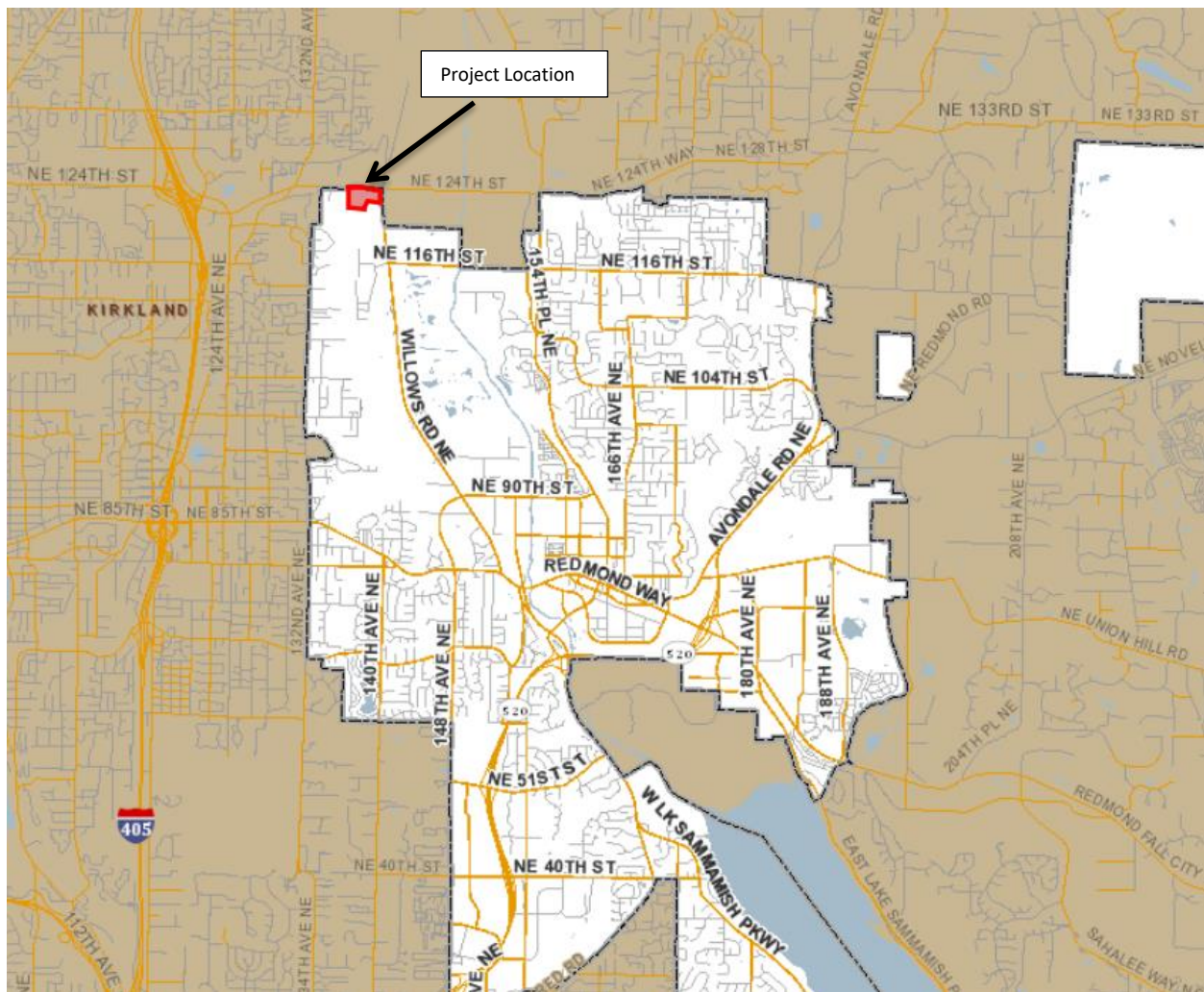
Position and Agency/Organization: _____

Project Manager/Engineer

Relationship of Signer to Project: _____

Date Submitted: 5/29/2019

Parcel Number(s): 2726059026 & 2726059024



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

PROJECT ACTION

(Revised 5/27/15)

Purpose of the Checklist:

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

Instructions for Applicants:

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

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

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

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

Planner Name: _____

Date of Review: _____

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>A. <u>BACKGROUND</u></p> <ol style="list-style-type: none"> 1. Name of proposed project, if applicable: 2. Name of applicant: 3. Address and phone number of applicant and contact person: 4. Date checklist prepared: 5. Agency requesting checklist: 6. Give an accurate, brief description of the proposal's scope and nature: <ol style="list-style-type: none"> i. Acreage of the site: _____ ii. Number of dwelling units/ buildings to be constructed: _____ iii. Square footage of dwelling units/ buildings being added: _____ iv. Square footage of pavement being added: _____ v. Use or principal activity: _____ vi. Other information: _____ 7. Proposed timing or schedule (including phasing, if applicable): 	

To Be Completed By Applicant	Evaluation for Agency Use Only
<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 type="checkbox"/> No If yes, explain.</p> <p>9. List any environmental information you know about that has been prepared or will be prepared directly related to this proposal.</p> <p>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 type="checkbox"/> No If yes, explain.</p> <p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>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>	

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<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>B. <u>ENVIRONMENTAL ELEMENTS</u></p> <p>1. Earth</p> <p>a. General description of the site</p> <p>_____ Flat</p> <p>_____ Rolling</p> <p>_____ Hilly</p> <p>_____ Steep slopes</p> <p>_____ Mountainous</p> <p>_____ Other</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</p> <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? ____ Yes ____ No If yes, describe.</p> <p>e. Describe the purpose, type, total area, location and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>2. Air</p> <p>a. What types of emissions to the air (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, generally describe.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any.</p>	

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<p>3. Water</p> <p>a. Surface</p> <ol style="list-style-type: none"> 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input 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. 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? <input 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. 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. 4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give general description, purpose, and approximate quantities if known. 	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, note location on the site plan.</p> <p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe the type of waste and anticipated volume of discharge.</p> <p>7. Is your property located within the Bear/Evans Creek Watershed (see attached map)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, answer questions 8 & 9. If no, go to the next section.</p> <p>8. Provide details on how you propose to maximize infiltration of runoff to recharge associated stream during the summer months.</p> <p>9. Does your project propose an increase in fecal coliform levels in the surface water? If so, describe impacts.</p>	

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<p>b. Ground</p> <ol style="list-style-type: none"> Will groundwater be withdrawn from a well for drinking water or other purpose? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? ____ Yes ____ No Give general description, purpose, and approximate quantities if known. 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>c. Water Runoff (including storm water):</p> <ol style="list-style-type: none"> 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. 	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.</p>	
<p>4. Plants</p> <p>a. Select types of vegetation found on the site:</p> <p>Deciduous Tree: Alder ____ Maple ____ Aspen ____ Other ____</p> <p>Evergreen Tree: Cedar ____ Fir ____ Pine ____ Other ____</p> <p>____ Shrubs</p> <p>____ Grass</p> <p>____ Pasture</p> <p>____ Crop or Grain</p> <p>____ Orchards, Vineyards, or Other Permanent Crops</p> <p>Wet soil plants: Cattail ____ Buttercup ____ Bullrush ____</p> <p>Skunk Cabbage ____ Other ____</p> <p>Water plants: Water lily ____ Eelgrass ____ Milfoil ____</p> <p>Other ____</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only																				
<p>Other types of vegetation (please list)</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <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" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 20%; padding: 5px;">Tree Type</th> <th style="width: 15%; padding: 5px;">Total (#)</th> <th style="width: 15%; padding: 5px;">Removed (#)</th> <th style="width: 15%; padding: 5px;">Saved (#)</th> <th style="width: 35%; padding: 5px;">Percentage saved (%)</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Landmark (>30" dbh*)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">Significant (6" – 30" dbh*)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="padding: 5px;">Percentage (%)</td> <td></td> <td></td> <td></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 style="text-align: center;">* DBH – Diameter at breast height</p> <p>d. List threatened or endangered species known to be on or near the site.</p>	Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)	Landmark (>30" dbh*)					Significant (6" – 30" dbh*)					Percentage (%)					
Tree Type	Total (#)	Removed (#)	Saved (#)	Percentage saved (%)																	
Landmark (>30" dbh*)																					
Significant (6" – 30" dbh*)																					
Percentage (%)																					

To Be Completed By Applicant		Evaluation for Agency Use Only
e.	Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:	
f.	List all noxious weeds and invasive species known to be on or near the site.	
5. Animals		
a.	<p>List any birds and other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Birds: Hawk ____ Heron ____ Eagle ____ Songbirds ____</p> <p>Other ____</p> <p>Mammals: Deer ____ Bear ____ Elk ____ Beaver ____</p> <p>Fish: Bass ____ Salmon ____ Trout ____ Herring ____</p> <p>Shellfish ____ Other ____</p>	
b.	List any threatened or endangered species known to be on or near the site.	
c.	Is the site part of a migration route? ____ Yes ____ No If yes, explain.	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>e. List any invasive animal species known to be on or near the site.</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>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, 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>	

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<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? ____ Yes ____ No If yes, describe.</p> <p>1. Describe any known or possible contamination at the site from present or past practices.</p> <p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. (for example: flammable liquids, combustible liquids, flammable gases, combustible or flammable fibers, flammable solids, unstable materials, corrosives, oxidizing materials, organic peroxides, nitromethane, ammonium nitrate, highly toxic material, poisonous gas, smokeless powder, black sporting powder, ammunition, explosives, cryogenics, medical gas, radioactive material, biological material or high piled storage (over 12' in most cases).</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p data-bbox="337 268 1133 300">4. Describe special emergency services that might be required.</p> <p data-bbox="337 569 1065 632">5. Proposed measures to reduce or control environmental health hazards, if any.</p> <p data-bbox="237 905 402 936">b. Noise</p> <p data-bbox="337 963 1125 1031">1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p data-bbox="337 1367 1114 1497">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>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>3. Proposed measures to reduce or control noise impacts, if any.</p>	
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>b. Has the site been used as working farmlands or working forest lands? Is so, describe. How much agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?</p> <p>1). Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
c. Describe any structures on site.	
d. Will any structures be demolished? ____ Yes ____ No If yes, what?	
e. What is the current zoning classification of the site?	
f. What is the current comprehensive plan designation of the site?	
g. If applicable, what is the current shoreline master program designation of the site?	
h. Has any part of the site been classified as a critical area by the city or county? ____ Yes ____ No If yes, specify. (If unsure, check with City)	

To Be Completed By Applicant		Evaluation for Agency Use Only
i.	Approximately how many people would reside or work in the completed project?	
j.	Approximately how many people would the completed project displace?	
k.	Proposed measures to avoid or reduce displacement impacts, if any:	
l.	Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:	
m.	Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:	
n.	What percentage of the building will be used for: Warehousing _____ Manufacturing _____ Office _____ Retail _____	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>Service (specify) _____</p> <p>Other (specify) _____</p> <p>Residential _____</p> <p>0. What is the proposed I.B.C. construction type?</p> <p>p. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)?</p> <p>q. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions)?</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>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</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>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Would the proposed project displace any existing recreational uses? ____ Yes ____ No If yes, 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>13. Historic and Cultural Preservation</p> <p>a. Are there any buildings structures or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, generally describe.</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the Department of Archaeological and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.</p> <p>d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
<p>14. Transportation</p> <p>a. Identify public streets and highways serving the site, or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>b. Is the site currently or affected geographic area currently served by public transit? ____ Yes ____ No If yes, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>c. How many additional parking spaces would the completed project have? How many would the project eliminate?</p> <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or transportation facilities not including driveways? If so, generally describe (indicate whether public or private).</p>	

To Be Completed By Applicant	Evaluation for Agency Use Only
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.	
f. How many weekday vehicular trips (one way) per day would be generated by the completed project? _____ If known, indicate when peak volumes would occur: _____ - _____ a.m. and _____ - _____ 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? _____ What percentage of the volume would be trucks (such as commercial and non-passenger vehicles)? _____ What data or transportation models were used to make these estimates?	
g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.	
h. Proposed measures to reduce or control transportation impacts, if any.	

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<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? ____ Yes ____ No If yes, generally describe.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> ____ Electricity ____ Natural Gas ____ Water ____ Refuse Service ____ Telephone ____ Sanitary Sewer ____ Septic System ____ Other 	

To Be Completed By Applicant	Evaluation for Agency Use Only
<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>	

C. SIGNATURE

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

Signature:  _____

Name of Signee: _____

Position and Agency/Organization: _____

Relationship of Signer to Project: _____

Date Submitted: 5/29/2019