

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Siler Ridge

2. Name of applicant:

DR Horton, Kathy Orni

3. Address and phone number of applicant and contact person:

11241 Slater Ave NE , #200, Kirkland 98033, keorni@drhorton.com 425-821-3400

4. Date checklist prepared:
July 1, 20215. Agency requesting checklist:

King County WA

6. Proposed timing or schedule (including phasing, if applicable):

This project is anticipated to start grading and utilities Early Spring of 2022 with home construction in early 2023. Home construction is anticipated to be complete in the fall of 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No, there are no plans.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

CAD, Geotechnical Report, Critical Areas Report, Traffic Impact Analysis

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None to the applicants knowledge.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary plat approval, grading permit, right of way permit, building permits, SEPA determination

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project will develop approximately 294 acres into 41 new single family home sites of approximately 1 acre each. The project has 3 cul-de-sac roads servicing the clustered homes off of NE Union Hill Road. The majority of the site will remain as a Native Growth Protection Tract/Easement.

12. 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.

The project is on the north side of NE Union Hill Road, East of Redmond from approximately 260xx to 280xx, Section 12, Townshp 25 N, Range 6 East, W.M. The parcels for this project are 122506-9051, -9050, -9049, -9013, -9030, 132506-9091, -9005, -9089, -9088, -9090, -9001, -9087, 182507-9095, -9006. Please reference the plan set submitted as part of this application for a vicinity map, legal description and topographic map information

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, **hilly, steep slopes**, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

90% is the approximate steepest slope on the eastern/ central portion of the project with the western areas less hilly.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? 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.

The general types of soils per the USDA Web Soil Survey are Alderwood gravelly sandy loam, Alderwood and Kitsap soils, Kitsap silt loam, Seattle muck. Please reference the Geotechnical Report provided with the Preliminary Plat submittal for detailed information regarding the on-site soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Landslides are noted in the Geotechnical Report. Please reference the Geotechnical Report provided with the Preliminary Plat submittal for detailed information regarding the on-site soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading is proposed in each cluster of development to ensure proper roadway configuration, site drainage, and storm pond construction, as well as future home sites. Approximately 50,000 CY of cut and 40,000 CY of fill is anticipated. It is anticipated that the fill dirt come from suitable on-site cut material but has not been officially determined at this time; however, any future import would be from an approved source.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur as a result of clearing and grading during construction of the plat; however, best management practices will be employed to ensure that erosion, if any, will be minimized.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 3.8% of the subject site will be covered by impervious surfaces post-construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A TESC plan will be prepared and implemented prior to commencement of construction activities.

2. Air

a. What types of emissions to the air 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.

During construction, there will likely be increased exhaust and dust particle emissions. Post construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other sources typical of a residential neighborhood.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No. Off-site sources of emissions are those typical of the residential neighborhoods in the area, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

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

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. There are two wetlands. Wetland A is located in the western part of the property and extends from the south boundary to the northeast off-site. Wetland B is located north of our project parcel 122506-9049 and the buffer extends south onto our site. Please see CADs prepared for this project by Altmann Oliver and Associates.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. The buffer on the wetland A is 225' and we are staying outside of this. The project will cross the road side ditch adjacent NE Union Hill Road in two places but the ditch is not a critical area.

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.

No filling or dredging of surface water or wetlands is anticipated.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are anticipated.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The subject site is not located within the 100-year floodplain according to the most recent FEMA's National Flood Hazard Layer (NFHL) Viewer eff. 8/19/202 for 53033C0415G.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste materials to surface waters is anticipated.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The proposed project will be served by a public water source and no groundwater withdrawals are anticipated.

- 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.

This project will have domestic septic systems approved and installed per King County Health Department requirements. The size of the systems will be dependent on house needs as each house will have there own septic. It is expected that these homes will have a minimum of three bedrooms.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff will be generated from public rights-of-ways, driveways, walkways, patios and roofs. A majority of the runoff will be routed to full dispersion trenches. The remaining areas from the west and central developments will be collected and routed to proposed detention/water quality ponds. The west pond is proposed to have a detention capacity of approximately 84,250 CF with water quatily volume of approximately 42,540 CF. Stormwater will be released at lesser than pre-development rates and dispersed into the Ames Creek buffer. The central pond is proposed to have a detention capacity of approximately 12,620 CF with water quatily volume of approximately 8,336 CF. Stormwater will be released at lesser than pre-development rates and dispersed east toward the existing natural discharge location of the site.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

This would be very unlikely. The only materials that could enter the ground or surface water would be those associated with automobile discharges and yard/garden preparations. Poluutants generated during construction include suspended solids and trace petroleum hydrocarbons.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. Drainage patterns will only be affected within the limits of the development. Stormwater generated in the vicinity of the project will remain in its natural drainage basin at pre-development rates.

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

No drainage impacts anticipated; therefore no mitigation measures are triggered. See answer to Question (c)(1) for control and mitigation methods. Please see CADs prepared for this project in the provided plan set.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation: fern, skunk cabbage, dogwood

b. What kind and amount of vegetation will be removed or altered?

Selective alteration or removal of vegetation will occur for the construction of roads and homes. Trees will be retained pursuant to the applicable Code requirements, new vegetation will be planted and removal of invasive or noxious plants will occur.

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

No threatened or endangered species are currently known to be on or near the site.

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

Proposed landscaping may include the use of native or drought resistant plants. Invasive species found on site will be removed to enhance existing vegetation, where retained. Please reference the Landscape Plans submitted with this preliminary plat application.

e. List all noxious weeds and invasive species known to be on or near the site.

Tansy Ragwort per King County iMap datasets, and possibly Himalayan Blackberry

5. Animals

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.

Examples include:

birds: hawk, heron, eagle, **songbirds** other:
mammals: **deer**, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

List: _____

- b. List any threatened and endangered species known to be on or near the site.

No threatened or endangered species known to be on or near the site and, according to the WDFW PHS interactive web map, there are no listed/candidate species listed. WDFW PHS only notes the aquatic habitat, Ames Lake Wetlands.

- c. Is the site part of a migration route? If so, explain.

Yes, the site, like all of Western Washington, lies within the Pacific Flyway Migratory Route.

- d. Proposed measures to preserve or enhance wildlife, if any:

The retention of existing trees and the retention/enhancement of critical area buffers are anticipated to preserve or enhance wildlife.

- e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or near the site.

6. Energy and Natural Resources

- 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.

Electricity or natural gas through Puget Sound Energy will be the primary source of energy used to provide heating and cooling to each home. This form of energy is immediately available to the site.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, it would not.

- 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:

The future homes will be constructed in conformance with the applicable International Residential Code and the State Energy Code. Energy conserving materials and fixtures consistent with the applicable IRC and WSEC will be utilized in the future homes.

7. Environmental Health

- 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? If so, describe.

There are no known environmental health hazards.

- 1) Describe any known or possible contamination at the site from present or past uses.

According to publicly available WA Department of Ecology Toxic Cleanup Program information there is no known possible contamination at the site from past or present uses.

- 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.

There are no known contaminants on the site from past or present activities. If during construction a contaminant is exposed it will be handled pursuant to the applicable regulations.

- 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.

Any chemicals stored on site would be typical of residential home construction.

- 4) Describe special emergency services that might be required.

There are no known special emergency services anticipated.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

There are no known onsite environmental health hazards and none are anticipated to be generated as a direct result of this project.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The main source of off-site noise in this area originates from the vehicular traffic present on NE Union Hill Road and Ames Lake-Carnation Road NE. This is not anticipated to negatively affect the proposal.

- 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.

Short-term noise will result from construction and building equipment during site development and home construction. These temporary activities are limited to legal working hours as prescribed by county/zoning code. Long-term impacts are associated with the increase of human population, additional traffic and noise associated with residential land use. This noise is anticipated to be generated at the same scale as surrounding uses.

- 3) Proposed measures to reduce or control noise impacts, if any:

Building construction will be done during the hours prescribed by the County. Construction equipment will be equipped with muffler devices and idling time will be kept to a minimum. Any noise resulting from the long-term use of the project will be required to follow any applicable county /zoning code noise regulations.

8. Land and Shoreline Use

- 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.

North: Single Family, Medical (Animal) & Undeveloped, East: Single Family, South: Single Family, West: Single Family, Current Use: Undeveloped, Proposed Use: Single Family

b. Has the project site been used as working farmlands or working forest lands? If 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 nonfarm or nonforest use?

Yes, it is a tree farm. The impact will be to the tree farm as it will be converted to open space and single family homes. All parcels will be converted from tree farm back to single family residential and developed as a rural cluster subdivision. This requires a portion of the property to remain as open space and development to be concentrated.

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:

No. There are no known farm or forest uses in the vicinity other than this tree farm.

c. Describe any structures on the site.

There are a couple of out buildings such as a barn or other accessory structures.

d. Will any structures be demolished? If so, what?

Yes, all structures will be removed from the site.

e. What is the current zoning classification of the site?

RA-5 & RA-10

f. What is the current comprehensive plan designation of the site?

Rural Area 2.5-10 ac/du

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable;

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes. There are two wetlands. Wetland A is located in the western part of the property and extends off-site to the north. Wetland B is smaller and located on the north end of Parcel 122506-9049, and extends into a Critical Area Tract in association with Parcel 122506-9047. No other wetlands or streams were identified. Please see CADs prepared for this project by Altmann Oliver and Associates. Steep slopes and landslide hazards are mentioned in the Geotechnical Report provided with the Preliminary Plat submittal, please reference this document.

i. Approximately how many people would reside or work in the completed project?

Approximately 138 people will reside in in the completed project. (2.45 persons per household x 41 proposed homes = 100.45) 2.45 persons/household data utilized from US Census 2015-19-King County, WA.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any: _

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will comply with the current zoning and design standards applicable to the site, subject to any modifications allowed and approved under the Development Agreement application.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None. There are no known agricultural or forest lands in the vicinity that will be affected.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The project will provide 41 new residences. Total residences/lots constructed will be 41. The new residences are anticipated to be market rate homes.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Forty one (41) new, market rate units will be constructed.

c. Proposed measures to reduce or control housing impacts, if any:

None. The proposed project will provide 41 net new homes.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The buildings will meet the height requirements of the zone. The exterior building materials may include any of the following: wood, hardwood, masonry, cedar shake and/or asphalt shingles. Building materials will be decided upon at the time of building plan selection.

b. What views in the immediate vicinity would be altered or obstructed?

The proposed development is not anticipated to obstruct or alter any views in the immediate vicinity. The Applicant is not aware of any view easements, agreements, restrictive covenants or other documents creating any affirmative view rights encumbering the property.

Proposed measures to reduce or control aesthetic impacts, if any:

The project will comply with the current zoning and design standards applicable to the site, subject to any modifications allowed and approved under the Development Agreement application.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Minimal light and glare will be a result of residential lighting and traffic which will occur late in the evening or early in the morning.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No safety hazards for view obstruction is anticipated as a result of this proposal. Homes will be constructed out of typical building materials such as wood, masonry brick, composite, and asphalt shingles. These materials typically do not produce glare that could pose a safety hazard.

- c. What existing off-site sources of light or glare may affect your proposal?

No impacts from off-site light or glare as a result of the surrounding residential neighborhoods is anticipated.

- d. Proposed measures to reduce or control light and glare impacts, if any:

The project will be designed to minimize light and glare, including the utilization of down-lighting.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Redmond Ridge East Recreational Park is located approximately 5.5 miles northwest of the project and is in association with Elle Baker Elementary School. Sikes Lake is located approximately 4 miles northeast of the project. Tole River-John MacDonald Park of the King County Parks Department is located approximately 9 miles to the east.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

This proposal would not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No measures proposed. Recreation space required.

13. Historic and cultural preservation

- 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? If so, specifically describe.

No. According to WISAARD, there are no structures or sites located on or near the site that are eligible for listing on preservation registers.

- 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.

According to WISSARD predictive model the site is listed as Low, Moderately Low and Moderate Risk, these risk intervals are shown as survey contingent on project parameters and survey recommended under the environmental factors with archaeological recourses results layer. No other studies have been conducted.

- 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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Methods used were assessing the property by utilizing WISSARD.

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.

There are no measures currently proposed since there have been no resources identified on or near the site. If cultural resources are found during the course of construction, work in the vicinity of the discovery will be halted and an archaeologist, the DAHP, and the affected tribe will be notified prior to further work.

14. Transportation

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.

The site is served by NE Union Hill Road and 277th Avenue NE. The two cluster developments to the west will access directly onto NE Union Hill Road. The third clustered development will be accessed through an existing development by way of NE Union Hill Road onto 277th Avenue NE.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There are no public transit stops in the immediate vicinity. The closest bus stops are approximately ten miles away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposal will provide at least two garage parking spaces per home (total 82), as well as two driveway parking spaces for front-loaded homes. Additional on-street parking may also be provided.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes, the proposal will add new public roads to access each clustered development. NE Union Hill Road is classified as a Rural Collector Arterial and requires a 30-foot ROW on each side of the centerline, with an 11-foot travel lane along with a minimum 6-foot paved shoulder and appropriate drainage. If current roadway conditions do not meet this requirement then frontage improvements are required for the entire frontage length of the project.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No the project will not.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

According to the Traffic Impact Analysis prepared by The Transpo Group, 388 daily trips or 388 net new trips are anticipated to be generated by the proposal. Please see the Traffic Impact Analysis submitted with the Preliminary Plat application for more information.

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.

No. There will be no impact to agricultural and forest uses that may be in the vicinity.

h. Proposed measures to reduce or control transportation impacts, if any:

The developer will be assessed traffic impact fees in accordance with the applicable fee schedule. It has been noted by the County that the Snoqualmie Valley Travel Shed that the project is located in, no longer requires impact fees to collected.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed community will result in increased need for public service such as fire, health, and police protection consistent with typical single-family development.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The roads and homes will be constructed to meet all applicable standards and codes of the City and IRC/WSEC. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.

16. Utilities

a. Circle utilities currently available at the site:

electricity natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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.

Water: Sammamish Plateau Water, Sewer: Private Septic, Power and Gas: PSE, Refuse and Recycling: Waste Management. General construction activities include minor excavation for trenches which will contain the utilities.

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: Bob Nix

Position and Agency/Organization: Core Design, Inc.

Date Submitted: July 1, 2021

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

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.

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?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

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?

Proposed measures to protect such resources or to avoid or reduce impacts are:

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?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	41		98	672	792	64035
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		157.00				7850
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Total Project Emissions:

71885

Data entry fields