

SEPA CHECKLIST
CITY OF WOODINVILLE

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

RECEIVED



CITY OF WOODINVILLE
PLANNING DEPARTMENT

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency 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". Complete answers to the questions now may avoid unnecessary delays later.

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

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable

Georgian Heights Phase 4

2. Name of applicant:

Lakewood Construction, Inc.

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

PO Box 12648 Mill Creek, WA 98082 425-481-7949 R. Cherewick contact.

4. Date checklist prepared:

December 3, 2004

5. Agency requesting checklist: City of Woodinville

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

Residential home construction would begin as soon as all necessary permits are issued by the City of Woodinville.

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

No.

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

Wetland Mitigation Report and study by Adolfson & Associates; Traffic study by Gibson Traffic Consultants; Geotechnical soils exploration report; Environmental Assessment based upon the SEPA Environmental Checklist.

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 known.

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

General application form, Preliminary Plat approval, SEPA Environmental Checklist, Preliminary Plat; Jarpa/HPA, Short Plat; Final plat; Building permit approval; Storm Drainage/Grading plan approvals; Temporary Sedimentation and Control Plan; Landscaping plan.

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.)

Phase 4 proposes to subdivide about 19 acres into 50 lots for the construction of 50 single-family homes.

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 site is vacant land located at NE 205th St. Woodinville, WA 98072 in Section 3, township 26N, Range 5, W.M. See attached Preliminary Plat drawings for legal description, site plan, vicinity map and topographic map.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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)?

approx. 30%

- 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 prime farmland.

Everett gravelly sandy loam with some Alderwood gravelly sandy loam. See attached Geotech Report.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

A grading plan has not been prepared to date. However, it is anticipated that grading activity would be required for the construction of the roadway and utilities.

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

Erosion could occur on the steeper portions of the site during the grading phase of the development. Wind and water could cause erosion to the disturbed soils.

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

Approximately 11% of the site will be covered with impervious surfaces.

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

A temporary erosion and sedimentation control plan will be prepared and approved prior to grading activity to control off-site impacts. Proposed measures include temporary sedimentation ponds, filter-fabric fencing, straw mulch.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During the construction of the project, dust, heavy machinery, emissions, automobile emissions and their associated odors will increase. Upon project completion, automobile emissions, natural furnace and fireplace emissions, and other emissions associated with residential development will increase.

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

No.

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

Regular and measured watering of the site during construction will help control dust and other air-borne particulates.

3. Water

- a. Surface:

- 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. Little Bear Creek is offsite and downstream approximately 800-1500 feet to the East. Two unnamed seasonal creeks cross the site at the North corner and at the South corner of the site. Two wetlands has been identified on the site. Please see attached Adolfson Mitigation Report and Study.

- 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, adjacent to the onsite Wetlands and the two unnamed seasonal creeks. No work is planned for any work within 200 feet of Little Bear Creek. See attached Wetland Mitigation plan prepared by Adolfson Associates.

- 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.

Approximately 250 cubic yards of Select Pit-run backfill is anticipated to construct the onsite public and private roads. A Wetlands Mitigation plan has been prepared and is submitted as part of the this application. The areas affected are (1) 2313 s.f. of wetland in the proposed cul-de-sac, (2) 1040 s.f. of wetland in the North West corner of the site and (3) 260 s.f. of wetland in the North East corner of the site.

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

No.

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

No.

- 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.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.



- 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.

N/A.

c. Water Runoff (including storm water):

- 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.

Impervious surface stormwater will be collected in a series of catch basins and routed to a detention pond and storage detention pipes constructed specifically for this site. Water quality grass-lined swales will take the storage detention pipe and pond runoff and discharge the water to dispersal trenches for stormwater leaving the site and discharging into the onsite Wetlands.

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

The proposed plans for stormwater and run-off control are expected to minimize or eliminate entry of waste materials or pollutants to ground water resources and/or surface waters.

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

The proposed drainage system and temporary erosion control and sedimentation plans will be designed and implemented in accordance with city standards. These standards are developed to minimize potential surface, ground and run-off impacts.

4. Plants

- a. Check or circle 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
☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation Blackberries

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

In areas of proposed residences, driveways, roadways and utilities associated with this proposal, a majority of the vegetation will be removed. In areas outside of the aforementioned ones, minimal alteration or removal is needed.

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

Offsite approximately 800-1500 feet or more from the property boundary, Little Bear Creek is found. And Little Bear Creek has a listed species of Salmon that uses its waterway. No other threatened or endangered species are 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:

A tree retention plan and landscaping plan are to be designed for the site. A significant number of native vegetation and large trees will be retained where possible.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other

mammals: deer, bear, elk, beaver, other
fish: bass, salmon, trout, herring, shellfish, other

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

Approximately 800-1500 feet downstream from the site, salmon are known to be found in Little Bear Creek.

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

No.

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

No provisions have been included in the designs to preserve the existing song birds located on the subject 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.

Electric and/or natural gas will be the primary sources of energy for the proposed residences.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measure to reduce or control energy impacts, if any:

None.

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.

All project related construction will meet or exceed local, county, state and federal laws.

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

None.

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

State regulations regarding safety and the handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where the risk of the hazardous material entering surface water is minimized.

b. Noise

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

Noise from vehicles exists from the adjacent 136th Ave NE and NE205th St. roadways. Some additional noise comes from Woodinville High School located directly to the South.

- 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.

Construction activities on the site will temporarily increase the on-site noise levels. All construction activities would be during the City of Woodinville's approved hours of operation. The completed subdivision of homes will result in an increase in ambient noise levels in the vicinity, generated by typical residential development.

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

All construction will occur during the City of Woodinville's approved hours of operation.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The subject site is undeveloped. The surrounding uses are primarily low and medium density single-family housing and Woodinville High School.

b. Has the site been used for agriculture? If so, describe.

Not to our knowledge.

c. Describe any structures on the site.

No structures exist on the site.

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

N/A

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

R-6.

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

Medium Density Residential.

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

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. The existing Wetlands and unnamed seasonal streams.

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

Assuming 2.5 persons per household and that 50 households will eventually be constructed, approximately 125 people would reside in the completed subdivisions.

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

None.

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

N/A

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

The surrounding residential subdivisions and properties are already zoned R-6, excepting the Woodinville High School property to the South.

9. Housing

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

50 new market priced single-family residential units.

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

None.

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

Adherence to existing zoning and growth manage planning goals and policies would ensure that housing development is consistent with the adopted regulations of city, county, and state ordinances and codes.

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?

It is anticipate dthat the proposed development will comply with the height restrictions dictated by the Woodinville Zoning code.

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

Development of the site would change the visual character of the site for the nearest existing residences from that of a primarily vegetated and underdeveloped site to that of a single-family residential subdivision.

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

The site plan has been developed to be consistent with the development regulations in place for the R-6 zoning district. A tree retention and landscaping plan will also help to control aesthetic impacts.

11. Light and Glare

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

The proposal will generate light and glare typically associated with residential development (i.e. security and street lighting).

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

Not under normal circumstances.

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

None. However, ambient lighting associated with nighttime sporting events at Woodinville High School may be visible from the subject site.

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

Retaining as much vegetation as possible will reduce light and glare impacts on and off of the site.

12. Recreation

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

Both Woodinville High School and the City of Woodinville Parks Department Skate Park complex provide recreational opportunities.

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

No.

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

None. The project proposes to pay a Parks Fee as set by Woodinville codes.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

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

If any such historic or cultural evidence was encountered during construction or installation of improvements, work would be halted in the area and a state-approved archaeologist/historian would be engaged to investigate, evaluate and/or move or curate such resources, as appropriate.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

200th Ave NE and NE 205th St. service the site. The main interior plat roads will be dedicated as public streets. Three private roads shall be privately maintained.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. Approximately 2000 lineal feet to the South of the property.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

It is assumed that the completed project will provide at least 2 off-street parking spaces per residence. No parking spaces would be eliminated.

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

The proposal will add half-street frontage improvements consisting of asphalt roadway, curb & gutter and sidewalk at NE 205th St. The residences of the proposal will be serviced by a new public road. The private roads shall service the remaining residences and provide for Emergency Police/Fire connectivity and access per applicable codes.



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

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

According to the traffic studies prepared for the proposal by Gibson Traffic Consultants, the site will generate approximately 525 vehicle trips per day. Peak volumes would occur during morning and evening travel times.

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

The proponent will make fair share contributions for needed off-site road and traffic improvements per City of Woodinville Municipal code.

15. Public Services

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

The completed proposal would result in a slight increase in the need for police and fire protection as well as emergency medical service. Also, an increase in school enrollment will result from this proposal.

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

The project will be designed and constructed with adequate water pressure, properly located fire hydrants for aid, fire and police protection vehicles. Increased property valuation will result in increased tax generated to support public services.



16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other Cable TV
- 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: Woodinville Water District
Sewer: Woodinville Water District
Natural Gas: Puget Sound Energy
Electricity: Puget Sound Energy
Telephone: Verizon
Cable TV: Comcast

C. SIGNATURE

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

Signature:

Date Submitted:

December 1, 2004