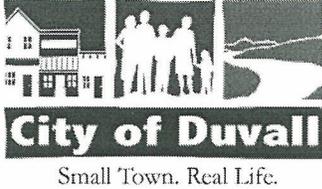


<p>Received Stamp</p> <p>RECEIVED</p> <p>JUN 16 2015</p> <p>CITY OF DUVALL</p>		<p>Planning Department</p> <p>15535 Main St. NE</p> <p>PO Box 1300</p> <p>Duvall, WA 98019</p> <p>(425) 788-2779</p> <p>FAX (425) 788-8097</p> <p><a href="http://www.duvallwa.gov">www.duvallwa.gov</a></p>
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## SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

### ***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:*** [\[help\]](#)

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:*** [\[help\]](#)

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** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Rio Vista Subdivision.

2. Name of applicant: [\[help\]](#)

Rio Vista Investments, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Rio Vista Investments LLC

Post Box 1282, Bellevue 98009. 425-837-3811

Contact Person: Michael Reid

4. Date checklist prepared: [\[help\]](#)

April 2015

5. Agency requesting checklist: [\[help\]](#)

City of Duvall.

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Begin infrastructure construction in spring, 2016. Building construction would likely extend through 2019 depending on absorption rates for finished homes.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Wetland reports prepared by Wetland Resources, Traffic Impact Analysis prepared by Transpo and geotechnical reports prepared by Associated Earth Sciences, Inc. (all attached to this SEPA 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. [\[help\]](#)

No.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City preliminary subdivision approval, site plan approval, construction drawings for infrastructure, final plat, building permits

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.) [\[help\]](#)

Subdivision of subject property for sixty nine (69) residential building lots with associated infrastructure. Lots ranging in size from 1,883 square feet to 7,016 square feet including a range of housing types including attached housing. A portion of the subject property will be deeded to the City of Duvall pursuant to a development agreement executed between the project proponent and the City of Duvall.

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. [\[help\]](#)

Tax ID's 732580-150, -0160, -0170, -0180 located at 27065, 27066, 27028 & 26584 NE 143<sup>rd</sup> Place. See maps on attached civil engineering documents.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth**

a. General description of the site [\[help\]](#)  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

Flat and mildly sloping property. The central portion of the property on the north side of NE 143<sup>rd</sup> is generally <5% with up to 10% slopes in the easterly portion. On the south side of NE 143<sup>rd</sup>, the slope ranges from 5% to 29%.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Approximately 29% along the west side of the parcel south of NE 143<sup>rd</sup>.

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. [\[help\]](#)

Topsoil over varying depths of Lodgement till underlain by Vashon outwash. Refer to the geotechnical reports submitted with the project.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

- 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. [\[help\]](#)

Approximately 40,000 cubic yards of material will be moved. Two-thirds will be imported to the site from locations to be determined during construction.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes, however an erosion control plan will be prepared and approved by the city to control erosion.

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

Approximately 50%-60% of the site will be covered with impervious surface.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

An erosion control plan will be prepared and approved by the city to control erosion.

## 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. [\[help\]](#)

Dust and equipment exhaust would be present during construction. The completed project could potentially generate some wood smoke and internal combustion engine emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

NONE.

### 3. Water

#### a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)

A wetland occupies the central portion of the parcels north of NE 143<sup>rd</sup>. Water flows northerly from this wetland. A wetland is also adjacent to the parcel on the south side of NE 143<sup>rd</sup> that flows westerly.

A more detailed description of the on-site wetlands can be found in the critical areas report prepared by Wetland Resources Inc. (Attached to this SEPA Checklist). A more detailed analysis of the flowpaths and conveyance elements can be found in the downstream analysis section of the Technical Information Report.

- 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. [\[help\]](#)

Yes, refer to project plans.

- 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. [\[help\]](#)

None.

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

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

None mapped.

- 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. [\[help\]](#)

No.

#### 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. [\[help\]](#)

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. [\[help\]](#)

None.

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. [\[help\]](#)

Runoff from the project will be collected in a series of pipes and catchbasins and conveyed to a concrete vault that will provide detention and water quality enhancement. Calculations can be found in the Technical Information Report submitted with the application.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

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

No.

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

Detention will be provided that will restrict outflows to the Stream Protection Standard

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

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

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

All vegetation on the site outside of the wetland buffers will be removed and replaced with various varieties of trees, plants shrubs and groundcovers. Refer to the landscape plans submitted with the application.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Various varieties of trees, plants shrubs and groundcovers will be provided within the project. In addition, portions of the wetlands will be enhanced to increase their functions and values. Refer to the landscape plans submitted with the application.

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

None known.

## 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: [\[help\]](#)

XX birds: hawk, heron, eagle, songbirds, other:  
XX mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not known.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The onsite wetlands will be enhanced as well as providing upland planting on lots and in recreation spaces.

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

None known.

## 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. [\[help\]](#)

Electricity will be provided for lighting and cooking. Natural gas will be used for heating and cooking.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No.

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: [\[help\]](#)

The homes will be constructed in compliance with Washington State Energy Codes.

## 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. [\[help\]](#)

None known..

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

None known.

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.

None known.

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.

Not known.

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

None.

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

None.

**b. Noise**

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

Noise typical of residential areas such as traffic, yard equipment operation, etc.

- 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. [\[help\]](#)

Construction equipment will generate noise short-term during agency approved working hours only. Typical long-term noise from the residential homes noted above.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction equipment will operate during agency approved working hours.

**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. [\[help\]](#)

Site is used as single family residences. The proposal will not affect adjacent land uses.

- 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? [\[help\]](#)

Not known.

- 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.

- c. Describe any structures on the site. [\[help\]](#)

Single family wood structures including homes, garages, workshops and various outbuildings.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

All existing structures will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

R12.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Mixed Use.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Property is not within shorelines jurisdiction.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No, however there is a wetland onsite.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Assuming 2.3 people per home, approximately 159

- j. Approximately how many people would the completed project displace? [\[help\]](#)

Approximately eight (8) will be displaced.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

NONE.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal is governed by City codes and policies, including design guidelines that are designed to ensure area compatibility.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

69 units, likely middle income.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Three (3) housing units will be eliminated; middle income type.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

## 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? [\[help\]](#)

35 feet (per building code).

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Homes will comply with City height limits. Home exteriors will likely be finished with a mixture of natural wood and stone. Homes will be designed in accordance with City of Duvall design standards.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Normal Light and glare from vehicles and residential homes will occur during the evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Light from adjacent homes and vehicles.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Tuscany Hills and Skyline Heights parks are within ½ mile of the site. Duvall Park.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The project will provide onsite open space and recreation facilities in excess of the code requirement. Refer to the preliminary park plans submitted with the application.

## 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 located on or near the site? If so, specifically describe. [\[help\]](#)

None of the existing structures are known to be listed or eligibility. The age of buildings is not known.

- c. 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. [\[help\]](#)

None observed or known to exist on or near the subject property.

- 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. [\[help\]](#)

None.

- 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.

None.

#### 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. [\[help\]](#)

The site will be served by NE 143<sup>rd</sup> Place and 272<sup>nd</sup> Place 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? [\[help\]](#)

The site is not served; however, there is a transit stop approximately 5 blocks west of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Assuming 2 stalls per unit, there would be a minimum of 138 off street stalls together with 94 on-street stalls for a total of 232 stalls. No parking stalls would be eliminated.

- 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). [\[help\]](#)

Yes, frontage improvements will be made to existing roads and new public and private roads will be constructed onsite.

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

No.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

According to the TIA prepared by Transpo, the site would generate \_\_\_ peak hour trips. See attached TIA for additional 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.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Additional width and capacity to Property's road frontage where the proposed land use action accesses will be provided by improving the road frontage of the streets where direct access occurs as a result of the proposal. In addition, the project will contribute pro-rata funds for offsite improvements as well as contribute impact fees to the city.

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. [\[help\]](#)

Incremental additional services typical of residential homes will be required.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

16. **Utilities**

a. Circle utilities currently available at the site: [\[help\]](#)

~~electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,~~  
other \_\_\_\_\_

Current utilities available to the site include electricity, natural gas, water, refuse service, telephone, sanitary sewer and cable utilities.

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. [\[help\]](#)

Water, sewer and storm extensions will be constructed as part of the proposal and will be operated and maintained by the City. Phone, electricity, natural gas and CATV will be installed as part of the proposal and operated by the local utility franchise holders.

**C. Signature** [HELP]

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 Mike Reid

Position and Agency/Organization Member, Rio Vista Investments, LLC MANAGING MEMBER

Date Submitted: 6-16-15