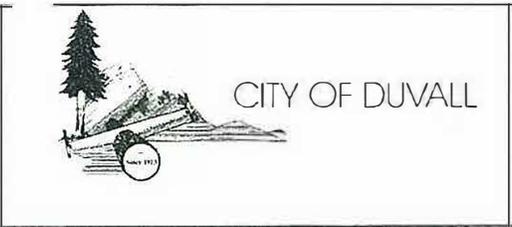


Received Stamp
 Project is north of NE 153rd St
 on 286th Ave NE, Duvall
RECEIVED
 MAY - 5 2009
 CITY OF DUVALL



Planning Department
 15535 Main St. NE
 PO Box 1300
 Duvall, WA 98019
 (425) 788-2779
 FAX (425) 788-8097
www.cityofduvall.com

SEPA Environmental Checklist

TO BE COMPLETED BY APPLICANT

APPLICANT

Name (please print): TNR, LLC c/o Ty Waude Centex Homes		Phone #: (206) 795-4219 (425) 216-3428	
Email Address: ty.waude@wbl-inc.com mike.behn@pultegroup.com			
Street Address: 64 Olive Ave 3535 Factoria Blvd SE	City: Manson Bellevue	State: WA	Zip: 98834 98006
P.O. Box "E" #110			

This REVISED SEPA Checklist is being submitted to address updates to the design of the off-site stormwater conveyance and discharge system in accordance with pending permits and approvals from King County and the City of Duvall. Updates are shown in red text.

OWNER (if other than applicant)

Name (please print):		Phone #:	
Email Address:			
Street Address:	City:	State:	Zip:

BASIC PROJECT INFORMATION

Project / Development Name: North Hill	Project / Development Location (including nearest intersections): Project is north of NE 153rd St on 286th Ave NE, Duvall	
Assessor / Tax Parcel Numbers (include 10-digit parcel number for all parcels within project boundaries):		
182607-9004	182607-9002	072607-9033
182607-9071	182607-9041	
Land Area of Project Site (sq. ft. & acres): 1,668,501 s.f. 38.30 acres		
Present use of property: Unoccupied and undeveloped		
Date checklist prepared: current Updated 3/8/16, 4/22/16	Agency requesting checklist: City of Duvall	

List all permits for this project from local, state, federal, or other agencies for which you have applied or will apply.

<u>AGENCY</u>	<u>PERMIT TYPE</u>	<u>SUBMITTED</u>	<u>*NUMBER</u>	<u>STATUS**</u>
WA Dept. of Fish & Wildlife	HPA	X	7039	Pending
City of Duvall	Grading & Construction	X	PPA13-001	Pending
City of Duvall	ROW, Water, Sewer	X	PPA13-001	Pending
City of Duvall	Structural Building Permit for Detention Vault	X	T.B.D.	Pending
WA Dept of Ecology	NPDES	X	WAR-302010	Pending
WA Dept. of Nat. Res	Forest Practice	X	2417114	Pending
King County	Clearing and Grading for Detention Vault Stormwater Conveyance Outfall & Disch.	X	GRDE 14-0059	Pending
Corps of Engineers/DOE	JARPA	X	NWS-2016-189	Pending

*LEAVE BLANK IF NOT SUBMITTED
 **APPROVED, DENIED, OR PENDING

1. Proposed timing or schedule (including phasing and construction dates, if applicable):

Preliminary Plat Approval; June 09

Construction Plan Approval; ~~April 10~~ April 2016

Final Plat Recording; ~~Feb 12~~ December 2016

Start of Home Construction; ~~March 12~~ September 2016

Estimated Completion date of Home Construction; ~~Sept 2014~~ December 2018

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

Subsequent to Plat Recording, the individual lots will have single family residential homes constructed under a separate building permit process for each lot.

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

In conjunction with a wetland survey and delineation, a habitat survey, slope location, tree survey, downstream storm water discharge survey, and site geotech analysis has been prepared. Additionally, the following reports have been prepared: Hydrogeologic Review/Wetland Hydrology (Terra Assoc., 9/23/15); Geotechnical Report (Terra Assoc., 4/30/13); Critical Areas Study, North Hill-Stormwater Pipe and Outfall (Raedeke Assoc. 2/23/16); Technical Memo (Raedeke Assoc. 9/24/15); Cultural Resources Assessment for North Hill Offsite Discharge Project (SWCA, 2/22/16); North Hill Drainage Adjustment Narrative (Core Design, 9/24/15); and Technical Information Report (Core Design, 3/9/16). Hydrogeologic Water Quality Evaluation (AESI, 4/13/16)

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

Nothing pending.

5. Give a 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.)

The proposal is for the subdivision and development of 39 acres into 113 single family lots averaging about 6800 sq. ft in size. With on-site storm detention in two separate storm vaults.

6. 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 sites(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.

Tax identification number: **182607-9004 & 182607-9071 & 182607-9002 & 182607-9041 & 072607-9033**

Site address: **15300 (approx) = 286th Ave. NE, Duvall**

Located at: **North of NE 153rd St on 286th Ave NE and North of Cedar Crest High School**

See vicinity map and plans: **Vicinity Map attached to plans**

1. EARTH

A. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other _____. Describe location and areas on the site that have different topography.

Western portion of the site has steep slopes. Middle portion has some moderate slopes. Eastern portion of the property has gentle slopes. The Northwest portion has mostly steep slopes, the Northeast portion has gentle slopes

B. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.

Some slopes over 40% are located on western and northern portions of the site.

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 specify them and note any prime farmland.

On-site property

Property is undeveloped and undisturbed other than previous logging (10 years or longer ago) and is assumed to have a weathered till over a deeper layer of glacial till, normally classified as Alderwood type of soil. Downstream property where stormwater outfall is located is also undeveloped, glacial till south of Cherry Valley Road and developed pasture with wetland soils to north of road.

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

City and county overlay maps indicated possibility of unstable soils.

A Geotech investigation has been performed onsite and off-site drainage patterns and determined soils are appropriate for our proposal. A copy of the geotech report was provided.

The offsite area south of Cherry Valley Road and a small portion of the northern area on site are designated as a Landslide Hazard Area per King County.

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

Preliminary grading plans show a cut of 94,000 c.y. and fill of 114,000 c.y. over the entire plat for plat development, including the 2 detention vaults. Specific quantity determination can only be made at approval of the final grading plan prior to construction. Most of the cut/fill work will be for installation of roads and utilities.

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

Subsequent to the start of construction erosion could occur due to the clearing of native surface soils for installation of roads & utilities, and storm vaults. Erosion will be reduced and minimized with the re-vegetation of exposed areas

G. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or building)?

After the installation of homes on finished lots, the projected amount of impervious surface area is 45%. The tops of the detention vaults will be covered with soil and used as recreation areas.

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

Prior to installation of permanent re-vegetation, erosion control will consist of filter fencing, temporary sediment ponds, reinforced diversion swales, protection of stockpiled soils and other approved Best Management Practices. [BMP] The pipe conveying drainage north through the landslide hazard area will be installed on the ground surface to minimize the need for clearing and trenching on the hillside. This water is being conveyed to the bottom of the landslide hazard area to avoid erosion impacts caused by surface water discharge.

2. AIR

A. What type 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.

There will be some temporary increase in exhaust and dust during the construction of the plat and the homes by equipment and vehicles into the ambient air. Vehicle exhaust should be minimized by maintenance of vehicles to current state standards but will contain trace amounts of NO and SO2 emissions. Once completed, houses will emit minimum amounts of plumbing gas, furnace venting exhaust, gas fireplace exhaust, and household air ventilation typical to all residential construction

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

Vehicle and household emissions from adjacent neighborhoods like those mentioned above.

C. Proposed measures to reduce or control emissions or other impact to air, if any.

During plat construction, BMPs will be used to minimize dust and particulates, likely by site watering as needed. Construction equipment will be monitored for excessive "idling" time. After completion of home construction, vehicle exhaust will be regulated by state emission standards

3. WATER Please see attached sheet on next page for additional text.

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, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.

A Small seasonal stream with adjacent wetland bank is located adjacent to the eastern boundary of the property. 2 small wetlands are located on the southern boundary, lapping over the property to the south. Where the off-site storm outfall is located, land S. of Cherry Valley Rd. is undeveloped, glacial till w/ a Class Np stream and Cat. III wetland. N. of the road, the land is developed pasture w/ wetland soils, a Cat. II wetland and a fish bearing stream.

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. Note approximate distance between surface of waters and any construction, fill, etc.

The smallest wetland on the southern property line will be filled in accordance with city and state requirements and a 25ft. buffer will surround the larger wetland to protect the wetlands during construction and for home construction after the recording of the final plat. Road construction will occur adjacent to this buffer. The filling will occur for the portion of the wetland on the project property, not the portion located on the adjacent property to the South. The filled portion will be mitigated pursuant to city conditions. These items are noted on the preliminary plat submittal documents. No construction will occur near the off-site seasonal stream. The off-site storm line S. of Cherry Valley Rd. will span a Class Np stream and Cat. III wetland to avoid impacts. Excavation for a swale N. of the road will include revegetation with wetland species and off-site mitigation. The outfall of the swale will be located above Waterwheel Creek; no work will be in the creek.

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, if from on site. **No wetlands or streams will be filled. Approx. 287 CY of material (or 6,100 SF) will be dredged from Cat. II wetland to construct drainage swale along driveway.**

Fill quantities should be minimal based on the limited size of the small wetland. Actual fill quantities have not been determined at this time pending final wetland analysis and approved engineering plans identifying final grade elevations
No work would occur within Waterwheel Creek.

North Hill Revised SEPA Checklist – 4/22/16
Additional Responses

3. WATER

A. Surface

1. A small seasonal stream with adjacent wetland is located adjacent to the eastern boundary of the on-site property. 2 small wetlands are located on the southern boundary, lapping over the property to the south. Where the offsite storm outfall is located, land south of Cherry Valley Rd. is undeveloped glacial till with a Class Np stream and Category III wetland. North of the road, the land is developed pasture with wetland soils, a Category II wetland and a fish bearing stream (Waterwheel Creek). Waterwheel Creek flows north and west, ultimately connecting with Cherry Creek and then the Snoqualmie River.

The Waterwheel Creek Channel has undergone recent maintenance as a part of King County's Agricultural Drainage Assistance Program. The maintenance activities included the removal of accumulated sediment and the removal of invasive vegetation along a mile stretch of the creek channel, including the location of the outfall. At the outfall location, coir fabric has been placed to help stabilize exposed soil but native plantings still need to be installed as planned. Ongoing maintenance of the channel is guided by mitigation measures described in the programmatic SEPA Checklist for ADAP projects as well as BMPs established to guide the ongoing maintenance of these areas.

2. The wetlands on the southern property line will be preserved in accordance with city and state requirements and buffers will surround the wetlands to protect the wetlands during construction and for home construction after the recording of the final plat. Road construction will occur adjacent to this buffer. These items are noted on the preliminary plat submittal documents. No construction will occur near the easterly off-site seasonal stream.

The off-site storm line south of Cherry Valley Road will span a Class Np stream and Category III wetland to avoid impacts. There would be about 4,500 sf of buffer impacts at this location. Excavation for a swale north of Cherry Valley Road would include revegetation and off-site mitigation. There would be 6,700 sf of buffer impacted at the offsite wetland location.

The outfall of the proposed swale would be located above the ordinary high-water mark of Waterwheel Creek; there would be no work performed or fill placed in the creek. However, because work would occur adjacent to the creek there would be the potential for construction-related impacts. Additionally, stormwater discharged from the North Hill project would flow into the creek and could potential affect water quality.

The only project-related construction occurring near the creek that could have sedimentation impacts would be the construction of the conveyance swale to Waterwheel Creek. Excavation activity associated with the proposed ditch/swale would dislodge soil that could impact the creek by limiting the flow capacity, increasing the risk of side slope slide or failure within the creek, and/or adversely impact potential fish habitat if unmitigated. The construction sequence for the swale, along with planned BMPs, would mitigate the risk posed by this activity.

When in operation, the potential impact to the creek by project surface water discharge would be from sediment. The KCSWDM identifies low to mid density single family residential subdivisions as potentially adversely impacting water quality by introducing sediment loading to the downstream system unless water quality treatment is provided. The project would provide a number of water quality treatment elements to reduce the risk of sediment loading in the creek to a negligible amount as described below in Section D.

If the Waterwheel Creek channel has not been revegetated at the time the off-site swale is ready to connect, erosion could occur at the outfall location where exposed soils remain. This impact could be mitigated with additional plantings as described below in Section D.

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

No, any current surface water drainage courses would be placed in a closed system but will maintain current outfall path locations.

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

~~No~~ **Yes, the off-site stormwater swale N. of Cherry Valley Rd. is located within the 100-year floodplain. The outfall from drainage pipe to swale is located outside the floodplain.**

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

After development, only storm water run-off containing typical roadway debris pollutants would be collected by the storm drainage system and released through an approved storm outfall system. Water quality BMP's will be incorporated into this system in accordance with the standards of the City of Duvall and the KCSWDM. Please see the discussion in Section 2 with regard to water quality impacts to Waterwheel Creek.

B. Ground **Please see attached sheet on next page for additional text.**

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

Existing water will not be withdrawn but may be collected in subsurface drains. Any subsurface water on site prior to development will remain on site. During and after construction will be directed towards normal subsurface drainage patterns. Release of water to adjacent properties should not vary from pre-existing conditions.

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.

No waste material of any type will be released in to the ground.
No septic tanks will be installed

EVALUATION FOR AGENCY USE ONLY

North Hill Revised SEPA Checklist - 4/22/16
Additional Responses

B. Ground

1. Existing water will not be withdrawn but may be collected in subsurface drains. Any subsurface water on site prior to development will remain on site. During and after construction will be directed towards normal subsurface drainage patterns. Release of water to adjacent properties should not vary from pre-existing conditions.

The proposed stormwater outfall is located in a Category 2 critical aquifer recharge area with "high susceptibility" to groundwater contamination. Two wells described within a DOE Application for Permit are located in the vicinity of the outfall. The first well is 30 feet deep and the second is 50 feet; they are located within 19 feet of each other at 28716 NE Cherry Valley Road. Infiltration of untreated stormwater is not proposed for the outfall location. Instead, the project proposes to convey treated stormwater to the outfall location downslope of the wells where treated runoff will be conveyed downstream via a surface water conveyance ditch. Any minor infiltration of the treated stormwater would receive additional filtration during transit through the fine-grained near-surface soils reported on the well log. Please see the submitted report "Hydrogeologic Water Quality Evaluation" (AESI, 4/13/2016) for a more detailed discussion of the wells, groundwater, and water quality.

D. During development, BMP erosion control practices will be installed and maintained. Subsequent to construction all storm water runoff from impervious surfaces will be directed to the detention facility through the installed storm system. Surface waters will be collected in final grading swales and either used for supporting vegetation or directed to catch basins for connection to the storm system.

Construction sequencing for the offsite-drainage swale would be used to mitigation construction impacts near Waterwheel Creek. The construction sequence for the proposed swale would include early placement of ESC BMPs such as silt fence at the edges as well as at the downstream end of the ditch. The sequence would also intentionally protect the outfall location throughout construction so that the ditch would be excavated and stabilized (with hydroseed and/or specified grass seed) prior to connecting to the outfall location. This would prevent stormwater runoff from the channel entering the creek before the grasses and sedges have stabilized the soil for protection against erosion. Additionally, this work would be conducted in the dry season to minimize exposure to rainfall and surface water runoff. The final portion of the conveyance channel would be a washed rock lining to just above the ordinary high water of Waterwheel Creek to mitigate the potential for erosion. This work would be conducted outside of contact with water in the creek.

After growing in, the sedges and grasses should act as an additional benefit for stormwater quality when the vault-treated stormwater from the project is passed through the swale. No stream mitigation will be required for this project. However, if exposed soils are present in the creek channel when the swale is connected, additional plantings may need to be installed in coordination with the King County ADAP plans for Waterwheel Creek.

The project's completed stormwater system would provide a number of water quality treatment elements to reduce the risk of sediment loading in the creek to a negligible amount. Please refer to the TIR for the stormwater system components for a description of water quality features. Also please see the technical memorandum by Raedeke Associates, Inc dated 4/26/16 characterizing the water quality treatment potential of grass swales.

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.

Subsequent to construction & development of the project, surface water from roofs, driveways, and roadways will be collected by an enclosed storm drainage system directed to storm detention facilities for sediment control and released ~~down its normal course~~, via the off-site conveyance and discharge system to the natural point of conveyance with surface flow from adjacent properties.

The outfall of the swale will be located at Waterwheel Creek.

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

Minimum amounts of typical house exterior surface "waste" materials and natural vegetation found on roadways and driveways could be released into the ground or surface waters. But most of the waters from impervious surfaces will be collected in the enclosed storm ~~system~~. See previous responses above. system

D. Proposed measures to reduce or control surface, ground, and drain off water impacts, if any:

During development, BMP erosion control practices will be installed and maintained. Subsequent to construction all storm water runoff from impervious surfaces will be directed to the detention facility through the installed storm system. Surface waters will be collected in final grading swales and either used for supporting vegetation or directed to catch basins for connection to the storm system.

4. PLANTS

A. Check or circle types of vegetation found on the site:

- X deciduous tree: alder, maple, aspen, other
- X evergreen tree: fir, cedar, pine, other
- X shrubs
- X grass
- pasture
- crop or grain
- X wet soils plants: cattail, butter cup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- X other types of vegetation

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

All existing vegetation in the right-of ways and utility easements will be removed. Areas that are not covered with roads and walkways will be re-vegetated.

C. List threatened or endangered species known to be on or near the site. **None**

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

Subsequent to plat development, all exposed areas will be re-vegetated or landscaped per the approved development plans, in accordance with city ordinances. At completion of home construction, all exposed areas will again be re-vegetated and landscaped with the emphasis on using native plants. Areas disturbed for construction and installation of off-site stormwater facilities will be revegetated in accordance with applicable permits and approvals.

5. ANIMALS Please see attached sheet on next page for additional text.

A. Check 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

rodents coyotes other:

Fish: salmon trout

B. List any threatened or endangered species known to be on or near the site. **None** Coho (ESA candidate species) and cutthroat trout (WA state species of concern) have been documented in and/or downstream of Waterwheel Creek.

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

Not to our knowledge on the ground, but the pacific flyway covers this area.

D. Proposed measures to preserve or enhance wildlife, if any.

Maintain open space and buffers on the North, East, and West sides of the property to pre-development conditions with addition of trees and trails for passive recreation in compliance with City tree preservation ordinance. Water quality measures within the on- and off-site storm water system would reduce suspended solids that could affect fish. Also, construction BMPs and sequencing would keep runoff from entering the creek prior to vegetation being established in the offsite swale.

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.

Natural Gas will be a prime source of heating and cooking. Electricity will be needed for normal household use. Minimal passive solar gain can be gained with allowed house orientation. ~~Geo thermal heat/cooling source is being considered, based on soil and sub-surface water conditions.~~

North Hill Revised SEPA Checklist – 4/22/16

Additional Responses

5. ANIMALS

B. Fall Chinook (ESA threatened), summer and winter steelhead (ESA threatened), Coho (ESA candidate species), bull trout (ESA threatened), and cutthroat trout (WA state species of concern) have been documented or modeled to exist in and/or downstream of Waterwheel Creek. The surrounding agricultural waterways provide rearing habitat for these species. The most abundant salmonid species likely to occur in the waterways during construction is coho followed by cutthroat trout. It is also possible to find Chinook salmon and steelhead trout but they have rarely been encountered in the past decade in these reaches according to King County records. These species prefer larger streams that have higher velocity flow.

D. Potential impacts from the construction process on downstream fish habitat in Waterwheel Creek would largely be tied to potential stormwater runoff during construction and the associated transport of sediment or other possible contaminants on the site at the time of any storm events. While usually not occurring in high enough concentrations to have direct impact to fish (e.g., irritation to gills, high BOD that reduces oxygen levels, or toxic compounds at deleterious levels) substantial sediment transport to a downstream receiving water channel can cause localized burial of benthic surfaces, thus impacting potential prey community. These impacts would be addressed by diligent implementation of the temporary erosion and sedimentation control plan, and regular inspection for ongoing performance of those site stormwater management measures during construction. No runoff from the construction site should be able to reach Waterwheel Creek prior to completion as described above.

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

Unlikely, if at all as this project will not created structures high enough to block the sun to adjacent properties and is on the Northern side of any existing or planned area home sites

C. What kinds of energy conservation features are included in the plans on this proposal? List other proposed measures to reduce or control energy impacts, if any.

During development, both gas and electricity will be provided to each lot for homeowner use of most efficient energy sources. Home construction will be built to the latest State energy and construction codes affecting insulation, heating source & appliance efficiencies,with the option for homeowners to add additional energy saving features

7. ENVIRONMENTAL HEALTH

A. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

As the property is undeveloped and no apparent dumping or mining has taken place to our knowledge, we do not expect any health hazards. however any potential will be dealt with in accordance with SWPPP plan.

1. Describe special emergency services that might be required.
None

2. Proposed measures to reduce or control environmental health hazards, if any.

Execution of SWPPP & site safety plans at all times during any construction. Control of homeowner uses by city ordinances and plat covenants.

B. Noise

1. What type of noise exists in the area which may affect your project (i.e. traffic, equipment, operation, other)?

Existing noise is from the adjacent high school during school hours and from the residential neighborhood to the southwest of the project. The noise is mostly from vehicular sources typical in the area neighborhoods

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 hour's noise would come from the site.

Noise levels created during development would include intermittent machine sounds from heavy construction for grading and utilities and delivery equipment. This noise will be limited to city construction hours only and monitored for excessive loudness. After construction noise levels would come from typical residential and vehicular sources similar to existing surrounding neighborhoods.

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

Equipment used during construction will be required to be within allowed limits including approved working hours. Homes will be constructed with materials typical for current construction codes which provide soundproofing, such as sheetrock and insulation. After homes are installed city ordinances will control neighbor noise levels.

8. LAND AND SHORELINE USE

A. What is the current use of the site and adjacent properties?
on-site land

The site is undeveloped, undisturbed, and unoccupied. Property to the south is partly single family residential and school property. Property to the east & west is undeveloped and unoccupied. Property to north is single family residential @ 1 home to 10 acres but is also undeveloped and unoccupied. The off-site storm conveyance will be located on undeveloped land S. of Cherry Valley Rd. and on land with sparse homes and pastures to the N. of the road.

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

No. Only on the land north of Cherry Valley Rd. where the stormwater outfall is proposed.

C. Describe any structures on the site.

There are no structures on the project site where the plat is proposed, only on the land north of Cherry Valley Rd. where the stormwater outfall is proposed, there are some homes.

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

No

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

R4. RA-10 and A-35 on the land where the stormwater outfall is proposed.

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

Suburban Residential 4-4.5 du/acre. RX, RA and AG on the land where the off-site stormwater conveyance is proposed.

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

N/A for the plat property. Resource shoreline for stormwater outfall site.

H. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. (If unsure, check with the City.)

Parts of the northern, eastern boundaries and the entire Western portion are classified as having potentially unstable slopes. A geotechnical analysis of the slopes has been conducted and included with this application package. Off-site stormwater conveyance alignment crosses stream and wetland areas, subject to mitigation as described above. On- and off-site areas south of Cherry Valley Road are in a Landslide Hazard Area; the off-site drainage swale drains into a Category 2 Critical Aquifer Recharge Area.

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

Approximately 289 people will reside in the completed project.

J. Approximately how many people would the completed project displace? **None**

K. Proposed measures to avoid or reduce displacement impacts, if any: **None Required**

L. Proposed measures to ensure the proposal is compatible with existing and projected land use and plans, if any

the proposal will be submitted to and processed by the city of Duvall to current city standards and for compliance with Duvall UDRs

9. HOUSING

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

Up to 115 houses will be provided for second time, middle income buyers.

B. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.
None

C. Proposed measures to reduce or control housing impacts, if any.
None required with this proposal

EVALUATION FOR AGENCY USE ONLY

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 tallest height of any structure built on the property will be regulated by current height limitations as established in the City code. Principal building materials will be asphalt shingle roofing, hardi-plank lap siding, cedar shingle accents or cedar board & batten, and stone facing accent walls

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

Some views to the North may be enhanced due to clearing for home and plat construction.

C. Proposed measures to reduce or control aesthetic impacts, if any.

Implementation of new Duvall Design Regulations

11. LIGHT AND GLARE

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

The completed project will produce light from vehicle headlights, street lights and home lighting typically of adjacent neighborhoods and will be visible during night time hours.

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

No, if anything the lighting will be an added safety feature to the surrounding area

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

High School stadium and parking lot lighting. Typical residential lighting from adjacent homes, lights from adjacent vehicle traffic, and city street lights from adjacent plats

D. Proposed measures to reduce or control light and glare impacts, if any. **None**

12. RECREATION

A. What designated and information recreational opportunities are in the immediate vicinity?

Undeveloped park and open space on the west, High School playfield to the south. City playground at 275th and 150th

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.

Each unit will pay a park mitigation fee at building permit issuance. Up to 3 parks of a combined total of 66,000 sq. ft. (approx) will be a landscaped common area and a related trail network will be developed within this property and maintained by the Home Owners Association

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 to our knowledge For off-site stormwater conveyance, see attached Cultural Resources Assessment by SWCA Environmental (identified no significant cultural materials).

C. Proposed measures to reduce or control impacts, if any.

None required with this proposal

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.

Primary access to the site is from 286th Ave NE which connects to NE 150th, the main east-west road to downtown & HWY 203
Secondary access to the project site will be from 287th

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

No, the site is not directly served by public transit. Access to public transportation is about 1.5 miles away in downtown on HWY 203 (Main Street)

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

No parking spaces would be eliminated. When the homes are constructed Off-street parking spaces, including driveways and garages, will be approximately 350 spaces. On-street spaces could add as much as 90 more spaces.

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).

There are no roadways on the project. Off-site traffic calming devices will be installed on 286th at the two intersections located on 286th from 150th to project boundary. No other improvements are required with this proposal. A Traffic Impact Analysis (TIA) has been conducted and is included with this application.

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 weekday vehicular trips (one way) per day would be generated by the completed project? **1,120**

If known, indicate when peak volumes would occur.

7am to 8am 4:45pm to 5:45pm

How many of these trips occur in the a.m. peak hours?

88

How many of these trips occur in the p.m. peak hours?

118

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

Each home built will be required to pay a traffic mitigation fee to the City of approximately \$4,700 per lot for impacts to city roadways, to be determined at plat recording

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.

Yes, the project will add some additional demands on public services, all of which are already existing and in place.

B. Proposed measures to reduce or control direct impacts on public services. If any.

New residents of the proposed project would become tax payers providing additional funding for these services. Also, mitigation payments will be made at the time building permit issuance for some of other impacts from these services.

16. UTILITIES

A. Check utilities currently available at the site:

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

B. Describe the utilities that are proposed for the project, the utility providing the service, the general construction activities on the site or in the immediate vicinity which might be needed.

Sewer & Water will be provided by the City from connection points adjacent to the property. Gas & Electricity will be provided by PSE from connection points immediately adjacent to the property. Phone and Cable television will be provided by the current area vendors from existing service points adjacent to the property as well as from satellite networks.

A sewer lift station will be relocated to the lowest portion of this plat to ~~serve~~ serve the homes in this proposal

17. SIGNATURE

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

Applicant Signature:



Date Submitted: March 8, 2016

Relationship of signer to project: Employee of owner

EVALUATION FOR AGENCY USE ONLY

18. **SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS**
(DO NOT 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.

- a. 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:

No impact with this proposal other than those listed above.

Proposed measures to avoid or reduce such increases are:

None required with this proposal other than those listed above

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

No impact with this proposal

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

None required with this proposal

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

No impact with this proposal other than through typical residential use

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

None required with this proposal

- e. 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:

No impact with this proposal

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

None required with this proposal

f. 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?

No impact with this proposal

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

None required with this proposal

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

No impact with this proposal other than with typical homeowner use

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

None required with this proposal

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

No impact with this proposal