CITY OF BOTHELL
PUBLIC NOTICE

State Environmental Policy Act
DETERMINATION OF NON-SIGNIFICANCE

Description of proposal:

The proposal is to subdivide 3.77 acres, zoned R-6 (King County designation), into 16 lots for single family detached residences and a tract for critical areas & drainage / recreation.

This proposal is located in an area of King County annexed to the City of Bothell on February 28, 2014. A complete application for the proposal was filed with King County prior to annexation. Pursuant to vesting rules and an Interlocal agreement with King County, the City of Bothell will issue the threshold determination based upon the review of environmental documents by King County.

Pursuant to the State Environmental Policy Act (SEPA), RCW 43.21C, the responsible official of KC-DPER (King County Department of Permitting and Environmental Review) recommended a threshold determination of non-significance (DNS) to the City of Bothell. This recommendation was based on the review of the environmental checklist and other pertinent documents, resulting in the conclusion that the proposal would not cause probable significant adverse impacts on the environment. This information is available to the public on request.

The State Environmental Policy Act requires a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal. Any questions regarding the State Environmental Policy Act (SEPA) processing of this application (environmental review) should be directed to Jeff Smith, Senior Planner in the Bothell Department of Community Development (425) 486-8152.

Proponent: Mike Hughes, 9508 NE 180th Street, Bothell WA 98011.

Location: East of 88th Avenue NE and north of NE 198th Street, Bothell, WA 98011

Case Number: PLAT13-0008 (King County)

Lead Agency: City of Bothell

Mitigating Measures: King County codes governing traffic impacts, critical areas protection, aesthetic impacts, land use, performance standards, construction and improvement of streets, drainage control and building codes will provide for substantial mitigation of impacts identified in the environmental checklist. The City of Bothell or King County will not require any additional mitigation measures under SEPA.
Environmental Impact: The State Environmental Policy Act (SEPA) requires that a threshold determination of environmental impact be issued assessing the probable significant adverse environmental impacts of this proposal.

The subdivision of 3.77 acres, zoned R-6, into 16 parcels for single family residential development, pursuant to plans and regulations in effect at the time of complete application filing, is consistent with applicable comprehensive plans. This proposal, if found to be consistent with applicable zoning regulations and development standards, does not represent a significant adverse environmental impact.

Responsible Official: William R. Wiselogle
Position/title: Director of the Department of Community Development
Address: 9654 NE 182nd Street, Bothell, WA 98011
Phone: 486-8152
Issue Date: March 30, 2015
Signature: [Signature]
Authorized Signature

Appeal: You may appeal this determination by filing or stating specific statements of reason for the appeal with the Responsible Official at the address above. Appeals must be received no later than 5:00 PM on April 20, 2015. Public hearings of such appeals will be scheduled upon analysis of the filed appeal. Notice of the time and date of such hearing will be issued separately and within 30 days of the date of the hearing, when such date is established.

You should be prepared to make specific, factual objections. SEPA appeals must be submitted precisely as outlined and detailed in BMC Title 14.02 and BMC Title 11. Contact Jeff Smith, Senior Planner, at the Department of Community Development to read or ask about the procedures for SEPA appeals.

The issuance of this DNS should not be interpreted as acceptance or approval of the subject proposal as presented. It only assesses the degree of environmental impact and any mitigation required to reduce that impact below a level of significance. The City of Bothell, in its review for consistency with the requirements of adopted land use codes, reserves the right to approve, deny or condition the proposal pursuant to code.
Purpose of the checklist

The State Environmental Policy Act (SEPA), RCW Chapter 43.21 C, 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 the 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 impacts.

A. Background

1. Name of the proposed project, if applicable:
   Spring Ridge

2. Name of applicant:
   Michael Hughes
3. Address and phone number of applicant and contact person:
   Applicant:
   9508 NE 180th Street, Bothell, WA 98011, 206.999.6453
   
   Contact Person:
   Brett Pudist, The Blueline Group, 25 Central Way, Suite 400, Kirkland, WA 98033, 425.216.4051 x247

4. Date checklist prepared:       June 17, 2013

5. Agency requesting checklist:   King County DDES

6. Proposed timing or schedule (including phasing, if applicable):
   After a SEPA Threshold Determination and Preliminary Plat approval have been received, Final
   Engineering plans will be prepared. Once the Grading and Storm Drainage Plans, and all subsequent
   approvals have been granted, work will begin. It is anticipated that work will commence during the
   Spring/Summer of 2014. Site Development is expected to be complete within 6-8 months, along with
   Final Plat recordation. Once the Final Plat has been recorded, single family homes will be constructed
   on the newly created lots.

7. Do you have any plans for future additions, expansion or further activity related to or connected
   with this proposal?  ☐ Yes       ☒ No      If yes, explain.

8. List any environmental information you know about that has been prepared, or will be prepared,
   directly related to this proposal.
   The following information has been or will be prepared in connection with the Spring Ridge:

   SEPA Environmental Checklist, The Blueline Group
   Level 1 Downstream Analysis, The Blueline Group
   Preliminary Technical Information Report, The Blueline Group
   Preliminary Plat Plans, The Blueline Group
   Watershed Report dated July 24, 2013
9. Do you know whether applications are pending for government approvals of other proposals
directly affecting the property covered by your proposal? □ Yes □ No If yes, explain.

10. List any government approvals or permits that will be needed for your proposal, if known.
    SEPA Threshold Determination-King County DDES
    Preliminary Plat-King County DDES
    clearing and grading Permit-King County DDES
    Final Engineering Permit-King County County DDES
    Building Permits-King County DDES
    Right of Way Permit-King County DDES
    Right of Way Permit-King County DDES

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.)
    Currently, there is one single family house on this 3.77 acre site. The existing house will be removed and
    replaced with 15-18 single family residences, and associated roads, rights of way, utility infrastructure
    and stormwater management facilities. A storm drainage pipe and outfall will be constructed on the
    adjacent parcel located east of the site.

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 or sites. 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 to this
    checklist.
    The subject property is situated on approximately 3.77 acres located within King County in the northwest
    quarter of Section 6, Township 26 North, Range 5 East, of Willamette Meridian. Currently there a single
    family house with a physical address of 19908 88th Ave NE in Bothell, Washington. The tax parcel
    number is 0626059103. Please refer to site plan for legal description, lot boundaries, topography, and
    other site specific information.
To be completed by applicant

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<th>Evaluation for Agency Use Only</th>
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<td>B. Environmental elements</td>
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1. Earth

a. General description of the site (check one)
   - [x] Flat
   - [ ] Rolling
   - [ ] Hilly
   - [ ] Steep slopes
   - [ ] Mountainous
   - [ ] Other: ________________________________

b. What is the steepest slope on the site (approximate percent of slope)?
   15%

c. What general types of soil are found on the site (i.e., clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

   According to the USDA Web Soil Survey the site soil includes, Alderwood gravelly sandy loam, 0-6% slopes.

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

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

   As currently designed, approximately 15,000 cy of cut and 15,000 cy fill are proposed. In the event fill is needed it is anticipated it will be provided from a local supplier; however the specific source is unknown at this time.
f. Could erosion occur as a result of clearing, construction or use?  
   ☒ Yes  ☐ No  If so, generally describe.
   Erosion could occur as a result of clearing or construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (i.e., asphalt or buildings)?
   It is anticipated 60% of the site will be covered with impervious surfaces (single family homes, sidewalks & roadways) after project construction. In no event will the completed project exceed the maximum allowable coverage per King County DDES

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:
   Temporary erosion and sedimentation control measures and BMP's approved by King County DDES and consistent with DOE NPDES permit requirements will be implemented and maintained to minimize erosions impacts

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known?
   During project construction, heavy equipment operation and workers' vehicles would emit exhaust emissions. Construction activity on the site could also stir up exposed soils and generate dust and particulate matter. The completed project would result in a minor increase in the amount of exhaust related pollutants from project related traffic

b. Are there any off-site sources of emissions or odor that may affect your proposal?  ☐ Yes  ☒ No  If so, generally describe.
c. Proposed measures to reduce or control emissions or other impacts to air, if any:
   Watering of the site as necessary during the construction phase of the project will help control dust and other 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, salt water, lakes, ponds, wetlands)? ☒ Yes ☐ No If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
      Wetland A- III- 75' Buffer
      Wetland B- VI- 50' Buffer
      Wetland C- III Offsite
      Wetland D- III- Offsite
      Wetlands drain to Horse Creek
      Horse Creek - Type F perennial Stream - offsite.

   2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? ☒ Yes ☐ No If yes, please describe and attach available plans.
      A small Category IV wetland will be filled.
      Work will occur in the buffer of the onsite Category III wetland.
      A storm drain outfall is proposed to be constructed at the edge of the stream buffer associated with Horse Creek on a pracial located east of the subject site. No work within Horse Creek is anticipated.

   3. Estimate the amount of fill and dredge material that would be placed or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
      A small 729 SF Category IV onsite wetland is anticipated to be filled with onsite materials.
To be completed by applicant

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<td>4.</td>
<td>Will the proposal require surface water withdrawals or diversions? □ Yes ☒ No Give general description, purpose and approximate quantities if known.</td>
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<td>5.</td>
<td>Does the proposal lie within a 100-year floodplain? □ Yes ☒ No If so, note location on the site plan.</td>
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<td>6.</td>
<td>Does the proposal involve any discharges of waste materials to surface waters? □ Yes ☒ No If so, describe the type of waste and anticipated volume of discharge.</td>
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b. Ground

1. Will groundwater be withdrawn or will water be discharged to groundwater? □ Yes ☒ No Give general description, purpose and approximate quantities if known.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e., 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 expected to be served by the system or systems.

No waste materials are anticipated to be discharged into the ground as the site will be served by a sanitary sewer system.
c. Water runoff (including stormwater):

1. Describe the source of runoff (including stormwater) 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.

The proposed roads, future homes, and lots will generate increased stormwater runoff and stormwater runoff will occur as a result of the proposed development associated with home construction and roadways. Stormwater will be collected in stormwater conveyance system and discharged to the edge of the Horse Creek buffer located east of the site. Refer to the Preliminary Drainage Plan and Preliminary TIR for details.

2. Could waste materials enter ground or surface waters?
   ☑ Yes ☐ No If so, generally describe.

Some pollutants normally associated with this type of development could enter the surface water. However, the amount would be minimal since the on-site drainage will include the use of treatment facilities in conformance with current County standards. The proposed plans for stormwater and run-off control are expected to minimize entry of waste materials or pollutants to groundwater resources and/or surface water.

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

The proposal will comply with 2009 King County Surface Water Design Manual as amended by King County DDES. These standards have been 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
### To be completed by applicant

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

Approximately 2.7 acres of the site will be cleared. It is anticipated that onsite vegetation within the cleared area including vegetation listed above will be removed.

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

There are no known threatened or endangered species 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:

The development of single-family residences will provide new landscaping including such features as lawns, shrubs and ornamental trees, and street trees. It is anticipated that native plants will be utilized to the extent practical.

### 5. Animals

**a.** Check or circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other
- Mammals: deer, bear, elk, beaver, other
- Fish: bass, salmon, trout, herring, shellfish, other

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

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

**c.** Is the site part of a migration route? □ Yes  □ No  If so, explain.
To be completed by applicant

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

None are proposed at this time.

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### 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 used to meet the energy needs of the buildings.

**b. Would your project affect the potential use of solar energy by adjacent properties?**

☑ Yes  ☒ No  If so, generally describe.

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

The buildings will be constructed to meet or exceed applicable local, state, and/or federal building codes to ensure compliance with energy conservation standards.
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?  ☐ Yes  ☒ No  
If so, describe.

1. Describe special emergency services that might be required.

Other than normal police, emergency aid unit and fire protection services, no special emergency services are anticipated.

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

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

b. Noise

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

The dominant source of noise in the vicinity of the project is from automobile traffic along 88th Ave NE in addition to the surrounding residential development.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction activities on the site would temporarily increase the on-site noise levels. All construction would be during the King County DDES approved hours of operation. The completed project would result in a slight increase in ambient noise levels in the vicinity.

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

Construction activity will be limited to hours as specified by King County DDES, which will help to mitigate the impacts of potential construction noise.
8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
   The current use of the property is residential. Adjacent uses are similar in use or single family residential developed plats.

b. Has the site been used for agriculture? Yes No
   If so, describe.

c. Describe any structures on the site.
   There is an existing single family house currently located on site

d. Will any structures be demolished? Yes No
   If so, what?
   The existing single family house will be demolished

e. What is the current zoning classification of the site?
   R-6

f. What is the current Comprehensive Plan designation of the site?
   The current comprehensive plan designation of the site is Low 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? ☒ Yes ☐ No Is so, specify.
   Onsite wetlands were identified. Refer to the July 24, 2013 Watershed Group report.

i. Approximately how many people would reside or work in the completed project?
   Approximately 50 people would reside in the completed project

j. Proposed measures to avoid or reduce displacement impacts, if any:
   No measures to avoid or reduce displacement impacts are proposed, as the completed project will provide more homes to people than are being displaced.

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   The project will be developed in accordance with applicable King County DDES Code to ensure the project is consistent with the goals and policies of the Comprehensive Plan in place at the time of this application.

9. Housing
   a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
      It is anticipated that 15-18 middle-income, single-family residences will be provided.

   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
      One single family house will be removed
To be completed by applicant

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

The proposal will ultimately provide more housing units that currently exist on the under-developed site; thereby negating any potential housing impacts.

10. Aesthetics

a. What is the tallest height of any proposed structure or structures, not including antennas? What is the principal exterior building material or materials proposed?

Maximum building height will be consistent with King County DDES Municipal Code. It is anticipated that the exterior principal building materials will include wood and/or other composite building materials.

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.

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

The project will be consistent with King County DDES Municipal Code.

11. Light and glare

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

The completed project will generate limited 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? □ Yes   □ No   If yes, explain:
To be completed by applicant

c. What existing off-site sources of light or glare may affect your proposal?
   None known.

d. Proposed measures to reduce or control light and glare impacts, if any:
   None proposed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
   Doug Allen Sports Field 1000'

b. Would the proposed project displace any existing recreational uses?
   ☐ Yes   ☑ No   If so, describe.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, in any:
   The project would be subject to King County open space requirements and park impact fees to mitigate impacts on recreational facilities.
To be completed by applicant

13. Historic and cultural preservation
   a. Are there any places or objects listed on, or proposed for, the national state or local preservation registers known to be on or next to the site? □ Yes  □ No  If so, generally describe.
   
   b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.
      
      To the best of our knowledge there is no evidence of historical, landmark, archaeological, scientific or cultural resources on or near the proposed site.

   c. Proposed measures to reduce or control impacts, if any:
      
      None are proposed at this time.

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 will be from 88th Ave NE.

   b. Is the site currently served by public transit? □ Yes  □ No
      
      If not, what is the approximate distance to the nearest transit stop?

      The site is not currently served by public transit. The distance to the nearest bus stop is approximately 1.5 miles (Bus 522 & 372)
To be completed by applicant

c. How many parking spaces would the completed project have? How many would the project eliminate?
   Approximately 30-36 parking spaces will be provided.

d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways? ☒ Yes  ☐ No
   If so, generally describe (indicate whether public or private).
   An onsite roadway will be constructed. 1/2 street frontage improvements to 88th Ave are presumed to be required by King County.

e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation?  ☐ Yes  ☒ No  If so, generally describe.

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 Institute of Transportation Engineers, single family residential units generate 9.55 trips per day. Based on 18 new single family units (credit is provided for the existing home to be demolished), the completed project will generate approximately 172 new vehicle trips per day.

g. Proposed measures to reduce or control transportation impacts, in any:
   The applicant will be responsible for appropriate traffic mitigation fees and/or improvements, which will offset the traffic impacts of the subdivision
15. Public services

a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)?
   ☑ Yes  ☐ No  If so, generally describe.
   The completed project would result in an increased need for police and fire protection as well as emergency medical services. There would also likely be a slight increase in school enrollment and a minor increase in demand for recreational facilities.

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, and roadways constructed to allow adequate access for fire, medic and police protection vehicles. Increased property valuation will result in increased taxes generated to support public services.

16. Utilities

a. Check utilities currently available at the site:
   ☑ Electricity
   ☑ Natural gas
   ☑ Water
   ☑ Refuse service
   ☑ Telephone
   ☑ Sanitary sewer
   ☑ Septic system
   ☑ Other: Cable

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.

   Electricity: PSE (Puget Sound Energy)
   Gas: Puget Sound Energy
   Water: Northshore Utility District
   Sewer: Northshore Utility District
   Refuse: Waste Management
   Phone: Century Link
   Cable: Comcast/XFinity
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

Check out the Permitting Web site at www.kingcounty.gov/permits
Purpose of the checklist

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   Spring Ridge

2. Name of applicant:
   Michael Hughes
3. Address and phone number of applicant and contact person:
   Applicant:
   9508 NE 180th Street, Bothell, WA 98011, 206.999.6453

   Contact Person:
   Brett Pudists, The Blueline Group, 25 Central Way, Suite 400, Kirkland, WA 98033, 425.216.4051 x247

4. Date checklist prepared: June 17, 2013

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7. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? □ Yes   □ No   If yes, explain.

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    Right of Way Permit-King County DDES
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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.)
    Currently, there is one single family house on this 3.77 acre site. The existing house will be removed and replaced with 15-18 single family residences, and associated roads, rights of way, utility infrastructure and stormwater management facilities. A storm drainage pipe and outfall will be constructed on the adjacent parcel located east of the site.

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 or sites. 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 to this checklist.
    The subject property is situated on approximately 3.77 acres located within King County in the northwest quarter of Section 6, Township 26 North, Range 5 East, of Willamette Meridian. Currently there is a single family house with a physical address of 19908 88th Ave NE in Bothell, Washington. The tax parcel number is 0526059103. Please refer to site plan for legal description, lot boundaries, topography, and other site specific information.
B. Environmental elements

1. Earth

   a. General description of the site (check one)

      ☒ Flat  
      ☐ Rolling  
      ☐ Hilly  
      ☐ Steep slopes  
      ☐ Mountainous  
      ☐ Other: _____________________________

   b. What is the steepest slope on the site (approximate percent of slope)?  
      15%

   c. What general types of soil are found on the site (i.e., clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

      According to the USDA Web Soil Survey the site is located in a gravelly sandy loam, 0-6% slopes.

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

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

      As currently designed, approximately 15,000 cy of cut and 15,000 cy fill are proposed. In the event fill is needed it is anticipated it will be provided from a local supplier; however the specific source is unknown at this time.
f. Could erosion occur as a result of clearing, construction or use?  
   ☒ Yes    ☐ No    If so, generally describe.
   Erosion could occur as a result of clearing or construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (i.e., asphalt or buildings)?
   It is anticipated 60% of the site will be covered with impervious surfaces (single family homes, sidewalks & roadways) after project construction. In no event will the completed project exceed the maximum allowable coverage per King County DDES.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:
   Temporary erosion and sedimentation control measures and BMP's approved by King County DDES and consistent with DOE NPDES permit requirements will be implemented and maintained to minimize erosion impacts.

2. Air

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

   During project construction, heavy equipment operation and workers' vehicles would emit exhaust emissions. Construction activity on the site could also stir up exposed soils and generate dust and particulate matter. The completed project would result in a minor increase in the amount of exhaust related pollutants from project related traffic.

   b. Are there any off-site sources of emissions or odor that may affect your proposal?  ☐ Yes    ☒ No    If so, generally describe.
c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Watering of the site as necessary during the construction phase of the project will help control dust and other 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, salt water, lakes, ponds, wetlands)?  ☒ Yes  ☐ No  If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
   - Wetland A- III- 75' Buffer
   - Wetland B- VI- 50' Buffer
   - Wetland C- III Offsite
   - Wetland D- III- Offsite
   - Wetlands drain to Horse Creek
   - Horse Creek - Type F perennial Stream - onsite.

2. Will the project require any work over, in or adjacent to (within 200 feet) the described waters?  ☒ Yes  ☐ No  If yes, please describe and attach available plans.
   - A small Category IV wetland will be filled.
   - Work will occur in the buffer of the onsite Category III wetland.
   - A storm drain outfall is proposed to be constructed at the edge of the stream buffer associated with Horse Creek on a parcel located east of the subject site. No work within Horse Creek is anticipated.

3. Estimate the amount of fill and dredge material that would be placed or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
   - A small 729 SF Category IV onsite wetland is anticipated to be filled with onsite materials.
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<th>To be completed by applicant</th>
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<td>4. Will the proposal require surface water withdrawals or diversions? □ Yes  ☑ No Give general description, purpose and approximate quantities if known.</td>
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<td>5. Does the proposal lie within a 100-year floodplain? □ Yes  ☑ No If so, note location on the site plan.</td>
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<td>6. Does the proposal involve any discharges of waste materials to surface waters? □ Yes  ☑ No If so, describe the type of waste and anticipated volume of discharge.</td>
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<td>b. Ground</td>
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<td>1. Will groundwater be withdrawn or will water be discharged to groundwater? □ Yes  ☑ No Give general description, purpose and approximate quantities if known.</td>
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<td>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (i.e., 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 expected to be served by the system or systems. No waste materials are anticipated to be discharged into the ground as the site will be served by a sanitary sewer system.</td>
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c. Water runoff (including stormwater):

1. Describe the source of runoff (including stormwater) 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.

   The proposed roads, future homes, and lots will generate increased stormwater runoff and stormwater runoff will occur as a result of the proposed development associated with home construction and roadways. Stormwater will be collected in stormwater conveyance system and discharged to the edge of the Horse Creek buffer located east of the site. Refer to the Preliminary Drainage Plan and Preliminary TIR for details.

2. Could waste materials enter ground or surface waters?  ☒ Yes  ☐ No  If so, generally describe.

   Some pollutants normally associated with this type of development could enter the surface water. However, the amount would be minimal since the on-site drainage will include the use of treatment facilities in conformance with current County standards. The proposed plans for stormwater and run-off control are expected to minimize entry of waste materials or pollutants to groundwater resources and/or surface water.

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

   The proposal will comply with 2009 King County Surface Water Design Manual as amended by King County DDES. These standards have been 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
b. What kind and amount of vegetation will be removed or altered?
   Approximately 2.7 acres of the site will be cleared. It is anticipated that
   onsite vegetation within the cleared area including vegetation listed above
   will be removed.

c. List threatened or endangered species known to be on or near the
   site.
   There are no known threatened or endangered species 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:
   The development of single-family residences will provide new landscaping
   including such features as lawns, shrubs and ornamental trees, and street
   trees. It is anticipated that native plants will be utilized to the extent
   practical.

5. Animals
   a. Check or circle any birds and animals which have been observed on
      or near the site:
      ✓ Birds: hawk, heron, eagle, *songbirds*, other
      ✓ Mammals: deer, bear, elk, beaver, other
      □ Fish: bass, salmon, trout, herring, shellfish, other

   b. List any threatened or endangered species known to be on or near the
      site.
      No threatened or endangered species are known to be on or near the site.

   c. Is the site part of a migration route? □ Yes  ✓ No  If so, explain.
To be completed by applicant

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<td>d. Proposed measures to preserve or enhance wildlife, if any:</td>
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<tr>
<td>None are proposed at this time.</td>
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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 used to meet the energy needs of the buildings.

b. Would your project affect the potential use of solar energy by adjacent properties? ☐ Yes ☒ No If so, generally describe.

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

The buildings will be constructed to meet or exceed applicable local, state, and/or federal building codes to ensure compliance with energy conservation standards.
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? □ Yes  □ No
   If so, describe.

1. Describe special emergency services that might be required.
   Other than normal police, emergency aid unit and fire protection services, no special emergency services are anticipated.

2. Proposed measures to reduce or control environmental health hazards, if any:
   State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized.

b. Noise

1. What types of noise exist in the area which may affect your project (i.e., traffic, equipment, operation, other)?
   The dominant source of noise in the vicinity of the project is from automobile traffic along 88th Ave NE in addition to the surrounding residential development.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (i.e., traffic, construction, operation, other)? Indicate what hours noise would come from the site.
   Construction activities on the site would temporarily increase the on-site noise levels. All construction would be during the King County DDES approved hours of operation. The completed project would result in a slight increase in ambient noise levels in the vicinity.

3. Proposed measures to reduce or control noise impacts, if any:
   Construction activity will be limited to hours as specified by King County DDES, which will help to mitigate the impacts of potential construction noise.
8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
   The current use of the property is residential. Adjacent uses are similar in use or single family residential developed plats.

b. Has the site been used for agriculture? ☒ Yes  ☐ No
   If so, describe.

c. Describe any structures on the site.
   There is an existing single family house currently located on site.

d. Will any structures be demolished? ☒ Yes  ☐ No
   If so, what?
   The existing single family house will be demolished.

e. What is the current zoning classification of the site?
   R-6

f. What is the current Comprehensive Plan designation of the site?
   The current comprehensive plan designation of the site is Low Density Residential.

g. If applicable, what is the current shoreline master program designation of the site?
   N/A
To be completed by applicant

h. Has any part of the site been classified as an "environmentally sensitive" area? ☑ Yes ☐ No Is so, specify.
   Onsite wetlands were identified. Refer to the July 24, 2013 Watershed Group report.

i. Approximately how many people would reside or work in the completed project?
   Approximately 50 people would reside in the completed project

j. Proposed measures to avoid or reduce displacement impacts, if any:
   No measures to avoid or reduce displacement impacts are proposed, as the completed project will provide more homes to people than are being displaced.

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   The project will be developed in accordance with applicable King County DDES Code to ensure the project is consistent with the goals and policies of the Comprehensive Plan in place at the time of this application.

9. Housing
   a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
      It is anticipated that 15-18 middle-income, single-family residences will be provided.

   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
      One single family house will be removed
To be completed by applicant

c. Proposed measures to reduce or control housing impacts, if any:
The proposal will ultimately provide more housing units that currently exist on the under-developed site; thereby negating any potential housing impacts.

10. Aesthetics

a. What is the tallest height of any proposed structure or structures, not including antennas? What is the principal exterior building material or materials proposed?
Maximum building height will be consistent with King County DDES Municipal Code. It is anticipated that the exterior principal building materials will include wood and/or other composite building materials

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

c. Proposed measures to reduce or control aesthetic impacts, if any:
The project will be consistent with King County DDES Municipal Code

11. Light and glare

a. What type of light and glare will the proposal produce? What time of day would it mainly occur?
The completed project will generate limited 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? ☐ Yes ☒ No If yes, explain:
To be completed by applicant

c. What existing off-site sources of light or glare may affect your proposal?
   None known.

d. Proposed measures to reduce or control light and glare impacts, if any:
   None proposed.

12. Recreation

   a. What designated and informal recreational opportunities are in the immediate vicinity?
      Doug Allen Sports Field 1000'

   b. Would the proposed project displace any existing recreational uses?
      ☐ Yes   ☒ No   If so, describe.

   c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, in any:
      The project would be subject to King County open space requirements and park impact fees to mitigate impacts on recreational facilities.
13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, the national state or local preservation registers known to be on or next to the site?  □ Yes  ☒ No  If so, generally describe.

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

To the best of our knowledge there is no evidence of historical, landmark, archaeological, scientific or cultural resources on or near the proposed site.

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

None are proposed at this time.

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 will be from 88th Ave NE.

b. Is the site currently served by public transit?  □ Yes  ☒ No  If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit. The distance to the nearest bus stop is approximately 1.5 miles (Bus 522 & 372)
To be completed by applicant

c. How many parking spaces would the completed project have? How many would the project eliminate?  
   Approximately 30-36 parking spaces will be provided.

d. Will the proposal require any new roads or streets or improvements to existing roads or streets, not including driveways?  Yes  No  
   If so, generally describe (indicate whether public or private).  
   An onsite roadway will be constructed. 1/2 street frontage improvements to 88th Ave are presumed to be required by King County.

e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation?  Yes  No  
   If so, generally describe.

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 Institute of Transportation Engineers, single family residential units generate 9.55 trips per day. Based on 18 new single family units (credit is provided for the existing home to be demolished), the completed project will generate approximately 172 new vehicle trips per day.

g. Proposed measures to reduce or control transportation impacts, in any:  
   The applicant will be responsible for appropriate traffic mitigation fees and/or improvements, which will offset the traffic impacts of the subdivision
To be completed by applicant

15. Public services

a. Would the project result in an increased need for public services (i.e., fire protection, police protection, health care, schools, other)?
   ☒ Yes ☐ No If so, generally describe.
   The completed project would result in an increased need for police and fire protection as well as emergency medical services. There would also likely be a slight increase in school enrolment and a minor increase in demand for recreational facilities.

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, and roadways constructed to allow adequate access for fire, medic and police protection vehicles. Increased property valuation will result in increased taxes generated to support public services.

16. Utilities

a. Check utilities currently available at the site:
   ☒ Electricity
   ☒ Natural gas
   ☒ Water
   ☒ Refuse service
   ☒ Telephone
   ☒ Sanitary sewer
   ☐ Septic system
   ☒ Other: Cable

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.

   Electricity: PSE (Puget Sound Energy)
   Gas: Puget Sound Energy
   Water: Northshore Utility District
   Sewer: Northshore Utility District
   Refuse: Waste Management
   Phone: Century Link
   Cable: Comcast/XFinity
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]

8/8/15

Date submitted

Check out the Permitting Web site at www.kingcounty.gov/permits
Vicinity Map

Spring Ridge Preliminary Plat
16 SF residential building lots
Case #PLAT13-0008