

CITY OF WOODINVILLE
STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

EXHIBIT 5
PAGE 1 OF 11

WAC 197-11-960 Environmental Checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

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

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

RECEIVED
OCT 11 2013

CITY OF WOODINVILLE SEPA CHECKLIST



A. BACKGROUND (TO BE COMPLETED BY APPLICANT)

1. **Name of proposed project, if applicable:**
Advantage Gymnastics Academy
2. **Name of applicant:**
Clover Schuler (Magellan Architects)
3. **Address and phone number of applicant and contact person:**
8383 158th Ave NE, Suite 280, Redmond, WA 98052
425-885-4300
Contact: Clover Schuler
4. **Date checklist prepared:**
10-09-13
5. **Agency requesting checklist:**
Land Use (Conditional Use Permit)
6. **Proposed timing or schedule (including phasing, if applicable):**
The client would like to be operational on Feb 1, 2013.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
No
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
There will not be any environmental changes associated with this proposal. All exterior conditions will remain in it's current condition.
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
No, there are no governmental approvals associated with this project.

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

No, there are no governmental approvals associated with this project.

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.)

Our proposal is for a Conditional Use Permit to allow Advantage Gymnastics Academy to operate out of this location . The space is currently Approx. 20,000 SF of warehouse space that will be turned into gym equipment areas, dance room, offices and restrooms. The current zoning is "I" Industrial and Gymnasiums are allowed as a permitted use in this zone under the conditional use permit process.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

This proposal is for 14103 NE 200th Street, Building C, Woodinville, WA 98072 (NE-3-26-5). The legal description is PARK AT WOODINVILLE THE, Plat Block: , Plat Lot: 3. This is an existing developed site. The cross streets are NE 200th Street & 141st Place NE.

Conditional
Use Permit
for City of
Woodinville is
required.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. **General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other**

The site is an already developed industrial park on a flat site.

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

The site is already graded and has existing buildings and paved parking.



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

The site is an already developed industrial park with paved parking lots.

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

No, not that we are aware of. The site is already developed.

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

There is no grading or filling with this proposal. The site is an already developed industrial park with paved parking lots.

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

No, this proposal has no clearing or construction scope that will effect erosion. All work will be interior.

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

This proposal does not affect the existing buildings or paved parking lots. All work will be interior only.

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

No disruption of the earth will happen as part of this proposal. All work will be interior only.

2. AIR

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

The only emissions to the air will be the construction automobiles used during construction. The site will not be affected after the project is complete.

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

No

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

Not Applicable



3. WATER

a. Surface:

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

No, the site is an already developed industrial property with no adjacent bodies of water.

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.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No

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

No

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

No

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

No

b. Ground:

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

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not Applicable. This proposal is for interior work in an existing building only.

c. Water runoff (including stormwater):

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

The existing site has already been developed and has an existing stormwater system. No changes to this system will occur.



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

No, all work is to be interior.

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

Not Applicable.

4. PLANTS

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

Deciduous tree: Alder, maple, aspen, other

Evergreen tree: Fir, cedar, pine, other

Shrubs

Grass

Pasture

Crop or Grain

Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

Water plants: Water lily, eelgrass, milfoil, other

Other types of vegetation

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

No changes to the existing landscaping.

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

Not Applicable.

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

All existing landscaping to remain as is. No changes will occur.

5. ANIMALS

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

Birds: Hawk, heron, eagle, songbirds

other:

Mammals: Deer, bear, elk, beaver,

other:

Fish: Bass, salmon, trout, herring, shellfish,

other:

b. List any threatened or endangered species known to be on or near the site.
Not Applicable.

c. Is the site part of a migration route? If so, explain.
Not Applicable

d. Proposed measures to preserve or enhance wildlife, if any:
Not Applicable

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.

This proposal will use the existing mechanical system that is currently in the building.

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

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

7. ENVIRONMENTAL HEALTH

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
No

1) Describe special emergency services that might be required.

There would be no change to the special emergency services that would be required for this proposal.

2) Proposed measures to reduce or control environmental health hazards, if any:
Not Applicable.

b. Noise

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

There is existing traffic noise from NE 200th Street & Woodinville-Snohomish Rd. but this noise will not affect our project.



2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Short term noise will come from construction. There should not be any long term change to noise with this use.

3) Proposed measures to reduce or control noise impacts, if any:
Construction will occur per standard business practices.

8. LAND AND SHORELINE USE

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

The current use of the site is an industrial park and the adjacent buildings are part of the same industrial park.

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

No

c. Describe any structures on the site.

There are 5 existing buildings on the site that will remain.

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

No

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

"I" Industrial Zone

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

Industrial

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

Not Applicable

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

No

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

There will be a ratio of 7 students to 1 coach so at the peak hours for instruction, there can be up to 35 students and 5 coaches.

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

None, the space is vacant.

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

Not Applicable.

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

7:00 AM - 7:00 PM
construction hrs.



Gymnasiums are a permitted use in an "I" Industrial Zone with a conditional use permit.



9. HOUSING

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

No housing units will be provided on this site.

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

There are no housing units on the site.

- c. Proposed measures to reduce or control housing impacts, if any:
Not Applicable.

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?

All structures are existing and no new structures will be constructed.

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

All views are to remain as is. No changes to views will happen per this proposal.

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

There are no aesthetic impacts associated with this proposal.

11. LIGHT AND GLARE

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

There is no change to light or glare associated with this proposal. All work associated with this proposal is interior.

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

Not Applicable. All structures are existing. Proposal scope of work only interior.

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

None, all work will be interior.

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

Not Applicable, all work interior.

12. RECREATION

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

The Rotary Community Park and Woodnville High School are located near by.

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

No, the site is already developed.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not Applicable.

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.

The site is already developed so this is not applicable.

- c. Proposed measures to reduce or control impacts, if any:
Not Applicable.

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.

The streets that serve the existing developed site is NE 200th Street and 141st Place NE.

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

There is transit service approx. 1/4 of a mile from this site.

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

This project requires 67 parking stalls. There are 364 existing parking stalls on the entire site. There will be no parking stalls removed in this proposal.

- 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).

No, all roads and streets will remain as is.

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

No

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

Not Applicable, we have been asked by the city to just confirm that parking is adequate which it is. See site plan.

This project will create recreational opportunities for the community

Traffic Impact fees will be reviewed

EXHIBIT 5
PAGE 11 OF 11

g. Proposed measures to reduce or control transportation impacts, if any:
Not Applicable

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.

No

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

Not Applicable

16. UTILITIES

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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

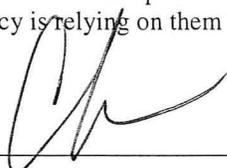
All utilities are existing to remain. No additional utilities are part of the proposal.

C. SIGNATURE

I certify (or declare) under penalty of perjury under the laws of the state of Washington that the above answers are true and complete to the best of my knowledge.

I understand the lead agency is relying on them to make its decision.

Signature: _____



CLOVER SCHULER

Date Submitted: _____

10/11/13

FOR OFFICE USE ONLY:

Reviewed by (signature): _____



Date: _____

11-8-13