EXHIBIT 8
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CITY OF WOODINVILLE
STATE ENVIRONMENTAL POLICY ACT (SEPA) 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.

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

A. BACKGROUND

1. Name of proposed project, if applicable:
Parkwood Terrace (fka Church/Nutu Subdivision)

2. Name of applicant:
The Quadrant Corporation

3. Address and phone number of applicant and contact person:
14725 SE 36th Street, Suite 100, Bellevue, WA 98006
Matt Perkins
425.452.0345

4. Date checklist prepared:
6/14/2014, updated on 11/5/2014

5. Agency requesting checklist:
City of Woodinville

6. Proposed timing or schedule (including phasing, if applicable):
Construction to begin upon receiving all necessary approvals and permits. Approximate start date Spring/Summer of 2015.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Not at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Critical Area Report, Raedeke Associates, Inc, dated 6/16/2014
Geotechnical Report, Terra Assocates, dated 6/16/2014
Topographic Survey, Axis Survey and Mapping
Preliminary Drainage Report, preparede by The Blueline Group, dated 6/16/2014

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.
Not that the applicant is aware of.

10. List any government approvals or permits that will be needed for your proposal, if known.
Subdivsion Approval-City of Woodinville
Grading/Utility/ROW Approval-City of Woodinville
Building Permit Approval-City of Woodinvile
Water/Sewer Availability-Woodinville Water District

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.)
Subdivide 2 parcels of land, totally 2.98 acres into 15 lots, installation of road and utilities for 15 new homes.

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

The subject property is located within City of Woodinville, in Section 3, Township 26 North, Range 5 East, WM. The project is situated on approximately 2.98 acres comprised of two parcels (0326059095 and 0326059049), with a physical address of 20325 136th Ave NE and 13457 NE 205th Street.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

b. What is the steepest slope on the site (approximate percent slope)?
The steepest slope on site varies from 57%-100%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of longterm commercial significance and whether the proposal results in removing any of these soils.
According to the Geotechnical Report, the onsite soils consist of loose, medium and dense, tan to brown, sandy, silt with gravel.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There is no known evidence of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
Grading for the application will be limited to those areas identified for development of residential lots, road, storm drainage and utility infrastructure in addition to home construction. Approximately 8,400 CY of excavation and 4,000 CY of fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Limited erosion could occur as a result of the initial construction, however eroision control measures will be utilized during construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans will be submitted to City of Woodinville for approval prior to to any clearing and grading activity.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
The subject site will not exceed the maximum impervious surface area as allowed by City of Woodinville regulation.

CITY COMMENTS

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A temporary erosion and sediment control plan designed in accordance with City of Woodinville standards will be employed during the construction phase of the project.

2. Air
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Heavy equipment operation and workers vehicles would generate exhaust emissions to the local air. Construction activity on-site could also stir up exposed soils and generate dust into the local air. The completed project would result in a minor increase in the amount of exhaust related pollutants in the local air from project related traffic.

b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.
Not that the applicant is aware of.

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, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
There is an unnanmed stream located approximately 350' east of the site. There is also a Type 3 Stream and associated buffer located on site.

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 work over, in or adjacent to the on-site and unnamed stream is proposed.

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.
N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
Not at this time.

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 groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No groundwater will be withdrawn from a drinking well.

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 materials will be discharged into the ground. There are septic tanks located on both parcels, that will be decommissioned in accordance with Department of Health Department guidelines.

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.
The majority of runoff from the proposed single family subdivision will be collected via a tighlined conveyance system and directed to an onsite detention facility and a separate water quality treatment facility. Some improvements may not physically be able to be routed to the detention facility, therefore, the runoff routed to the detention facility will be 'over-detained' as required per the current City of Woodinville Stormwater Manual. Some roadway areas may not be physically able to be routed to the water quality treatment facility; an equal or greater area of existing untreated roadway area will be routed to the water quality treatment facility instead, as allowed per the current City of Woodinville Stormwater Manual.
The project site contains two discharge locations which combine within ¼ mile allowing us to treat the site as one drainage basin. Existing discharge locations from the site will be preserved; however, a small area to be developed that discharges to the northwest in the existing conditions will be routed to the proposed detention vault, to provide flow control and water quality treatment for this area. The project will not increase flows to the stream that flows northeast on the northwestern boundary, and this area will be protected by being placed in a sensitive area tract with the required buffer.

2) Could waste materials enter ground or surface waters? If so, generally describe.
In accordance with City of Woodinville codes, TESC and BMP's measures will be implemented to prevent waste materials from entering ground or surface waters during construction.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
Existing drainage pattern will be maintained.

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:
On-site detention and water facilities, as well as approved TESC BMP's, will be provided in accordance with the City of Woodinville codes to reduce and/or control runoff water impacts. Refer to the preliminary storm drainage report for

details.

4. Plants
a. Check the 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**
☐ **Orchards, vineyards or other permanent crops.**
☐ **Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other**
☐ **Water plants: Water lily, eelgrass, milfoil, other**
☐ **Other types of vegetation:**

b. What kind and amount of vegetation will be removed or altered?
To generate the site grade appropriate for the proposed buildings, all vegetation within the building pad and roadway areas will be removed with exception of protected area associated with trees that are required to be retained in accorance with City of Woodinville code.

c. List threatened and endangered species known to be on or near the site.
According to the Critical Areas report there are no threatened or endangered species locaated onsite.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
The utilimate development of new single-family residnences, will provide new landscaping including such features as retained trees, new lawns, shrubs and ornamental trees.

e. List all noxious weeds and invasive species known to be on or near the site.
There are no known noxious weeds or invasive species on-site.

5. **Animals**
a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:
Birds: Hawk, heron, eagle, songbirds, other:
Mammals: Deer, bear, elk, beaver, other:
Fish: Bass, salmon, trout, herring, shellfish, other:
Songbirds. Rodents.

b. List any threatened and endangered species known to be on or near the site.
According to the Critical Areas report there are no threatened or endangered species locaated onsite.

c. Is the site part of a migration route? If so, explain.
This site is not in a known mitgration route.

d. Proposed measures to preserve or enhance wildlife, if any:
None at this time.

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

There are no known invasive species on-site

6. Energy and natural resources
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electric and/or natural gas will be used to meet the energy needs of the new homes.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
None that the applicant is aware of.

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 code 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? If so, describe.
None that the applicant is aware of.

1) Describe any known or possible contamination at the site from present or past uses.
No known contaminates onsite.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
No known hazardous chemicals/conditions are located on-site.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
No known toxic or hazardous chemicals are located on-site.

4) Describe special emergency services that might be required.
The construction of 15 new single family residences may increase the need for emergency services. Necessary impact fees are in place with City of Woodinville to address the increased need of these services.

5) Proposed measures to reduce or control environmental health hazards, if any:
State regulations regarding safety and the handling of hazardous material would be enforced durning the construction process.

b. Noise
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The dominant source of noise would be from traffic on NE 205th Street and 136th Ave NE.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Construction activities on the site would temporarily increase the peak on-site noise levels. All construction will follow City of Woodinville approved hours of opreration. 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 City of Woodinville which will mitigate the impacts of potential construction noise.

8. Land and shoreline use
a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The parcels are developed with single family residences, associated outbuildings and impervious surfaces.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Not that the applicant is aware of.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
Not that the applicant is aware of.

c. Describe any structures on the site.
There are two single family residences located on-site in addition to associated outbuildings.

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

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

f. What is the current comprehensive plan designation of the site?
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 critical area by the city or county? If so, specify.
There is a Type 3 Stream and buffer located on-site, see Critical Area Report for more information.

i. Approximately how many people would reside or work in the completed project?
Assuming 2.5 persons per new home, approximately 38 would live in the completed project.

j. Approximately how many people would the completed project displace?
Approximately 2-5 people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:
15 new single family residences are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed development is designed in accordance with City of Woodinville codes.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
Surrounding properties are residential uses, compatible with this proposal,and in accordance with the comprehenisive plan and zoning code.

9. Housing
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
15 market rate single family homes are proposed.
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
2 single family homes are being demolished.

c. Proposed measures to reduce or control housing impacts, if any:
Construction of 15 new single family homes.

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?
Final architectural plans have not been developed to date. However, the proposed development will be governed by height restrictions dictated by the City of Woodinville code.

b. What views in the immediate vicinity would be altered or obstructed?
No views in the immediate vicinity would be altered. The street scape along NE 205th Street and 136th Ave NE will change with the additional development.

c. Proposed measures to reduce or control aesthetic impacts, if any:
The site plan has been devleloped to be consistent with the development regulations for an R-6 zoning district and the subdivision regulations.

11. Light and glare
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The completed project will generate limited light and glare as typically associated with residential development.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Under normal circumstances it is not anticipated that light or glare from the finished project will present a safety hazard or block views.

c. What existing offsite 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 at this time.

12. Recreation
a. What designated and informal recreational opportunities are in the immediate vicinity?
Rotary Community Park is located approximately 800' from the subject site on 136th Ave NE.

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:
The project would be subject to City of Woodinville open space requirements.

13. Historic and cultural preservation
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
Parcel 0326059049, is comprised of a series of outbuilding and a single family residence, according to King County IMAP was constructed in 1933. The house is a single story that is not located on the National, State or Local Preservation Register.

Parcel 0326059045, is comprised of a series of outbuilding and a single family residence, according to King County IMAP was constructed in 1964. The house is a single story that is not located on the National, State or Local Preservation Register.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
There are no landmarks or evidence of any significant historical, archaeological, scienfic or cultural resources known to be on or next to the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
During the Preliminary Plat process a notice of application and decision will be mailed to the required referrals.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

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

14. Transportation

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

The site is located on the corner of NE 205th Street and 136th Ave NE. Primary access to the development will be from 136th Ave NE.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Public transit is located at the intersection of NE 195th Street and 136th Ave NE. King County Metro Route 931 operates between the University of Washington/Casecase Community College Bothell Campus, Woodinville, and Redmond.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

Approximately 4 parking spaces will be eliminated and proposed parking will be provided in accordance with City of Woodinville standards.

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

Frontage improvements are proposed along the public roads, NE 205th Street and 136th Ave NE including curb, gutter and sidewalk.

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

According the the Traffic Impact Analysis prepared by Transpo Group, 142 daily trips during a typical weekday.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

The applicant will comply with City of Woodinville Transporation Code and pay any required impact fees.

15. Public services

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

There will be an increased need for school enrollment, police, fire and emergency medical with the 15 single family homes (13 additional).

b. Proposed measures to reduce or control direct impacts on public services, if any.
The project will be designed and constructed with adquate water pressure and fire hydrants. Roadway will be constructed to allow adequate access for fire, medic and police protection vehicles. Increase property valuation will result in increased taxes generated to support public service.

16. Utilities
a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
All above utilities are located onsite, including a septic system on each parcel that will be decommissioned.

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.
The completed project will be served by public water and sewer (Woodinville Water District), natural gas, electricity (PSE), and communication facilities (phone and cable TV) based on availability in the area.

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: _____

Date Submitted: 11/5/14

For Office Use Only

Reviewed by: _____

Date: _____

SUPPLEMENT 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.

1. 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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. 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, flood plains, or prime farmlands?

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

5. 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?

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

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

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

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