

# CITY OF WOODINVILLE STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

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.

## CITY OF WOODINVILLE SEPA CHECKLIST



### A. BACKGROUND (TO BE COMPLETED BY APPLICANT)

**1. Name of proposed project, if applicable:**

Vinterra

**2. Name of applicant:**

SSHI LLC, dba D R Horton

Contact: Jennifer Reiner

**3. Address and phone number of applicant and contact person:**

12910 Totem Lake Blvd. NE, Suite 220

Kirkland, WA 98034

425.825-3186

**4. Date checklist prepared:**

December 6, 2012/Updated 8/13/2013

**5. Agency requesting checklist:**

City of Woodinville

**6. Proposed timing or schedule (including phasing, if applicable):**

Grading and construction to begin in spring of 2014 with complete site development within 6-8 months.

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

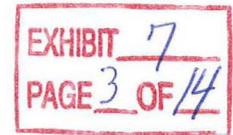
Grading for future development and construction of 157 single family residences.

**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 prepared for Vinterra. The supplemental information includes Level 1 Downstream Analysis, Preliminary Plat Plans, Preliminary and Final Engineering Plans, Traffic Study, Geotechnical Report, Critical Area Study and Preliminary and Final TIR.

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.



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

City of Woodinville approval of SEPA, Preliminary & Final Plat, Clear and Grade, Building, Right of Way and Demolition Permits. Water Services from Woodinville Water District. Sewer Services from Northshore Utility District. Department of Ecology-NPDES. Department of Natural Resources-FPA (if necessary).

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.)**

Subdivision of 2 parcels into 157 parcels of land, grading for future development of 157 single family residences. Including infrastructure required for access and utilities.

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 comprised of two parcels equaling 33.4 acres within the the City of Woodinville in the Southeast Quarter, Section 16, Township 26 North, Range 5 East of Willamette Meridian. There is an existing Greenhouse/Nursery and single family residence on site with a physical address of 15025 124th Ave NE & 12825 NE 151<sup>st</sup> Street, Woodinville, WA 98072. Please refer to the site plan for legal description, lot boundaries and topographic site specific information.

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 rolling.
- b. **What is the steepest slope on the site (approximate percent slope)?**  
Approximately 40%.
- 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.**  
According to the King County soils maps, the on-site soils consist of Alderwood Gravelly Sandy Loam (AgC).
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**  
There are no surface indications or history of unstable soils in the immediate vicinity.
- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**  
Approximately 110,000 Cut and 80,000 Fill. Grading will be limited to the construction of the proposed roads, lots, utilities, and as necessary to connect to a detention and water quality facility located on-site along NE 124th Street. A detailed grading plan will be prepared as part of final engineering review and will be approved by the City prior to construction. Backfill will be native/existing fill soils that have a moisture content suitable for backfill or can be treated to bring the moisture content to acceptable levels for backfill. Alternately, backfill will be an imported wet weather structural fill as specified by the geotechnical engineer
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**  
Temporary erosion and sedimentation control measures and BMP's will be approved by the City of Woodinville and will be implemented and maintained to minimize impacts.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**  
Approximately 45%. Proposal will be designed to follow the maximum impervious dictated by City of Woodinville land use code.



- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**  
Prompt stabilization of exposed soils after clearing and grading related activities will also further reduce the potential for erosion during such activities.

**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.**  
Construction emissions dust particles generated by construction equipment and site construction will be minimal during the construction with no long term air impacts. After construction, normal vehicle and residential emissions will exist.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**  
No off site sources of emmissions are expected to affect the proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**  
Dust emissions will be controlled during clearing, grading and construction with the use of Best Management Practices (BMP's) including periodic watering and re-vegetation of disturbed areas. Any water needed for dust control will be secured from a City of Woodinville source.

**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 existing wetland located along the south property line.
- 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.**  
Yes, there will be work within 200' of the wetland. The work will not occur within the wetland buffer and will include grading and home construction.
- 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.**  
Not applicable.

4) Will the proposal require surface water withdrawals or diversions?  
Give general description, purpose, and approximate quantities if known.  
There are no proposed surface water withdraws or diversions.



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

According to the King County Sensitive Areas Map (Floodplains), the site does not lie within a 100-year floodplain.

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.  
The proposal does not involve any discharge of waste materials to surface waters.

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 ground water will be withdrawn, nor will any water be discharged to ground water. Surface water from the landscape area, plat roadways, and driveways will be collected and routed to one of the on-site water quality detention facilities.

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.

There will be no waste materials discharged into the ground. The 157 lots will be served by public sewer. Assuming 2.8 people per home, the sewer system will serve approximately 440 people.

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.

On-site stormwater runoff will primarily be generated from road surfaces, residential structures, and associated driveways. Stormwater will be collected and treated in one of the on-site water quality detention facilities.

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

Waste materials are generally limited to petroleum products from the road surfaces. The water quality portion of the storm water facility will be specifically designed to treat the storm water and pollutants generated from the site.



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

All development and engineering requirements imposed by the City to control the impacts to the hydrology of the area will be performed by the engineer. These include design of the storm water facilities pursuant to the adopted storm water manual.

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?**

The site is a commercial nursery with a number of plants and vegetation located in pots on-site in addition to a single family home with ornamental landscaping. A number of deciduous and evergreen trees outline the north property line. Much of the existing vegetation will be removed for the grading and construction of the project.

- 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:**

Two park areas, the detention pond, street trees and on lot landscaping will be utilized to add vegetation to the site.

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: songbirds

**Mammals:** Deer, bear, elk, beaver,

other: deer, rodents

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

other: No



- b. **List any threatened or endangered species known to be on or near the site.**  
According to site observations, Washington Department of Natural Resources maps and Department of Fish and Wildlife maps, there are no known threatened or endangered species on or near the site.
- c. **Is the site part of a migration route? If so, explain.**  
No, reference King County Wild Life Corridor Map.
- d. **Proposed measures to preserve or enhance wildlife, if any:**  
The proposed single family residences will provide new landscaping including lawns, shrubs and ornamental trees that rodents, birds, and other urban tolerant wildlife will undoubtedly inhabit. Native vegetation will be utilized where appropriate.
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.**  
Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other miscellaneous household purposes.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**  
The project will not affect the potential use of solar energy by adjacent properties.
- 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:**  
Those measures required by the Washington State energy code. Additional energy conservation features would be subject to the individual home builder and owner.

**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.**

It is unlikely under normal working conditions that an environmental health hazard would be encountered. All project related construction will meet or exceed current, local, city, state and federal laws.



**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.

b. **Noise**

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

The primary noise source near the project is from the vehicular traffic on 124<sup>th</sup> Ave NE. The current traffic noise along this roadway is not project related or generated. There is no noise that is expected to affect the proposal.

**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 impacts would result from the use of construction equipment during construction. Construction would occur during permitted construction hours and in compliance with City of Woodinville Noise Standards. Permanent noise will be minor residential vehicular traffic.

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

Construction activities will be limited to permitted City of Woodinville construction hours. Construction equipment will not be allowed to idle for continuous periods of time which will help mitigate the noise impacts.

**8. LAND AND SHORELINE USE**

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

The current site is a nursery and a single family residence. The adjacent uses are residential.

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

Not to our knowledge.



- c. **Describe any structures on the site.**  
There is a commercial office on site, associated outbuildings in addition to a single family residence.
- d. **Will any structures be demolished? If so, what?**  
The commercial office, associated out buildings and single family residence will all be demolished.
- e. **What is the current zoning classification of the site?**  
The site is zoned R-4 & R-6 per City of Woodinville zoning map.
- f. **What is the current comprehensive plan designation of the site?**  
The site is designated residential.
- 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.**  
Yes, the site contains environmentally sensitive areas. There is an on-site wetland located along the south property line and has an associated 50' buffer which will be reduced to 25' buffer through enhancements and mitigation.
- i. **Approximately how many people would reside or work in the completed project?**  
Assuming 2.8 people per new single family residence, the site will provide housing for approximately 440 people.
- j. **Approximately how many people would the completed project displace?**  
Approximately 3 people.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:**  
Proposed project will provide 157 total housing units.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**  
The development design is consistent with the R-4 and R-6 zoning category and will adhere to City of Woodinville, SEPA, Preliminary/Final Plat, Grading & Building Permit approval.
- 9. **HOUSING**
  - a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**  
157 middle-income housing units are proposed.
  - b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

R-4 - low Density Residential  
R-6 - Moderate Density Residential

One middle income single family home will be demolished.

- c. **Proposed measures to reduce or control housing impacts, if any:**  
Construction of 157 new single family residences.



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?**  
157 middle income units are proposed.

- b. **What views in the immediate vicinity would be altered or obstructed?**  
None.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**  
Adherence to the City of Woodinville Comprehensive Plan and growth management planning goals would ensure that housing development is consistent with those policies stated in the applicable land use plans.

11. **LIGHT AND GLARE**

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

Light would occur during the evening and night time hours and would be limited to street and house lights.

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

No light or glare would be a safety hazard or interfere with views.

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

No off-site sources of light and glare are expected to affect the proposal.

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

Installation of native landscaping along street frontage and open space areas will assist to alleviate some of the light and glare created by streetlights, headlights, and residential unit lighting from adjacent properties.

12. **RECREATION**

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

Norway Hill Park is located approximately 500 feet to the north of the subject property.

- 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:**  
Two recreation spaces are proposed on-site.



**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.**

**None known.**

- 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 or historical, landmark, archaeological, scientific or cultural resources on or near the proposed site.**

*Any archaeological finds shall comply w/all federal, state & local laws.*

- 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.**

The proposed single family lots will gain direct access from the immediate roadway of 124<sup>th</sup> Ave NE.

- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**  
No, the nearest bus stop is along 124<sup>th</sup> Ave NE within 1/2 mile of the site.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**  
Off-street parking will be provided in driveways and garages, not in an overall parking area and is estimated to include 630 spaces; and that on-street parking is estimated to include 363 spaces. These parking numbers are estimates. The off street parking assumed 2 car garages and 2 spaces within the driveways. The final parking count will be assessed during final construction plan creation.

- 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).**  
The project will provide frontage improvements along 124<sup>th</sup> Ave NE. The internal plat roads will be installed and designed per City of Woodinville standards.

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

The project will not use water, rail or air transportation.

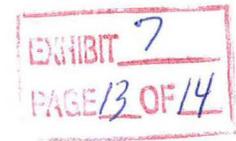
- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**  
Based on the revised Traffic Impact Analysis completed by Gibson Traffic Consultants, dated 4/01/2013, there would be a total of 1,068 new daily trips from the new proposed subdivision, based on the potential lot yield of 162.
- g. **Proposed measures to reduce or control transportation impacts, if any:**  
The applicant will be responsible for appropriate traffic mitigation fees, which will offset traffic impacts of the subdivision. Other mitigation will include the construction of frontage improvements to serve the project.

**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.**  
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 minor increase in demand for recreation 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 and fire hydrants. Roadway will be constructed to allow adequate access for fire, medic and police protection vehicles. Increased property valuation will result in increased taxes generated to support public service. The proponent will pay necessary mitigation fees.

**16. UTILITIES**

- a. **Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**  
Electricity, natural gas, water, refuse service, telephone and sanitary sewer will all be available on site.
- 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 of the above utilities are proposed by way of developer extension agreements or contracts for services. Northshore Utility District, Woodinville Water District, PSE, Comcast and Frontier.



**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.

SSH LLC, dba DR Horton

Signature: \_\_\_\_\_

*[Handwritten Signature]*

Date Submitted: \_\_\_\_\_

8-27-13



**FOR OFFICE USE ONLY:**

Reviewed by (signature): \_\_\_\_\_

*E. Martindale*

Date: \_\_\_\_\_

9/5/13