

## 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:**

Woodinville 9

**2. Name of applicant:**

Southend Holdings, LLC

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

Applicant: Southend Holdings, LLC  
P.O. Box 430  
Marysville, WA 98270

Contact: Insight Engineering Company  
P.O. Box 1478  
Everett WA 98206  
(425) 303-9363

**4. Date checklist prepared:**

May 18, 2015, REVISED October 13, 2015

**5. Agency requesting checklist:**

City of Woodinville

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

The project will be completed in one phase. Construction would start upon receipt of all necessary development, building and grading permits. Anticipated construction start date is May 2016. In that case, construction of site improvements would be complete by October 31, 2016.

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

There are no plans at this time for future expansions.

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

Traffic study, full drainage report, and a geotechnical study will be submitted along with this environmental checklist.

**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 other applications are pending at this time.

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

Building Permits by City of Woodinville  
Road and Drainage Plan approval by City of Woodinville  
Water and Sewer Plan approval by City of Woodinville  
Official Site Plan approval by City of Woodinville  
SEPA determination by City of Woodinville  
Clearing and Grading Permit by City of Woodinville  
Preliminary Plat Approval by City of Woodinville

**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.)**

The proposal is for an 10 lot single family home development on approximately 1.7 acres.

**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 site is located at 13215 NE 205<sup>th</sup> St, Woodinville 98072 at the intersection of NE 205<sup>th</sup> St & 132<sup>nd</sup> Ave NE. Parcel number: 032605-9034

## B. ENVIRONMENTAL ELEMENTS

### 1. EARTH

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

The site is generally flat with slopes into the wetland at the south boundary.

**b. What is the steepest slope on the site (approximate percent slope)?**  
20%

**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.**

Per the Soil Survey of King County Area, Washington, as published by the U.S.D.A. Soil Conservation Service, the site soils are Alderwood gravelly sandy loam for the majority of the site with some Everett soils, although the latter were not observed by the wetland biologist. Per the Geologic Map of King County, Washington, by Derek B. Booth, Kathy A. Troost and Aaron P. Wisher, the surficial geologic units at and in the vicinity of the site are mapped as Vashon Till underlain by Advance Outwash. Five soils test pits were dug at the site by the geotechnical engineer, and can be found in the geotechnical report provided with this application. Please review that document for detailed soils information.

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

There does not appear to be any history of unstable soils in the immediate vicinity of the site.

**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.**

Road and building sites would be cleared, graded and compacted as necessary to achieve proper grading transition, drainage and structural stability. No more than 1,000 CY will be cut and no more than 5,500 CY will be used for fill. The source of fill will be comprised of engineered soils which will be compacted to insure stability.

## CITY COMMENTS

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

Yes, the potential for on-site erosion will increase in the short-term, where soils are exposed during site preparation and construction.

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

Approximately 45% of the site would be covered by residential buildings, private roads, and associated driveways.

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

A stormwater pollution prevention plan (SWPPP) will be submitted to the City for approval prior to any construction activities. Construction phase erosion control typically includes the use of silt fences, hay bales and catch basin protection provided as necessary to minimize the impacts of erosion on off-site areas and on-site systems.

**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.**

SHORT-TERM CONSTRUCTION IMPACTS: Short-term emissions and odors would result from site preparation and construction activities sources of short-term emissions and odors include dust generated by grading activities and combustion emissions from heavy equipment. It is anticipated that these impacts would be minimal.

LONG-TERM AIR QUALITY IMPACTS: Long-term impacts would result from increased traffic to the site, resulting in a slight increase in carbon monoxide levels. Domestically produced pollutants would be generated after the residential structures are occupied. These impacts are not expected to be significant.

**b. Are there any offsite 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:**

CONSTRUCTION IMPACT MITIGATION: The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts would not be significant and the potential for soils to be carried off the site by exiting trucks could be controlled with the construction of a gravel entrance. Additionally, equipment used for site preparation will be serviced and maintained in good operating condition to lessen impacts from this source. Water will also be used for dust control when necessary.

LONG-TERM AIR QUALITY MITIGATION: Long-term air quality impacts are not expected to exceed regulated amounts.

**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.**

Wetland Tract 999, a category IV wetland, pursuant to the Washington State Wetland Rating System for Western Washington.

**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, work will occur adjacent to these wetlands.

**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 to this site.

**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, the proposal is not within the 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.**

Waste materials would not be discharged to surface waters as a result of these projects. It is possible that discharges of petroleum products and other substances related to automobiles from the parking areas could result from the surface flow of storm water. However, implementation of the drainage plan would minimize this occurrence by providing water quality in the stormwater drainage facilities.

**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.

**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.**

The project would be served by Woodinville Water District for sanitary sewer services at the time of construction completion. No waste material would be discharged from septic tanks or other sources.

**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.**

At time of development the proposed impervious surface water runoff shall be collected via conveyance systems and routed to public drainage systems in 220<sup>th</sup> St SW. Please refer to the grading and drainage plan.

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

Oil, grease, and other pollutants from the additional paved areas could potentially enter the ground or downstream surface waters through surface water runoff. Construction of the water quality features of the detailed drainage plan would provide adequate downstream protection.

**3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No.

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

Temporary and permanent drainage facilities meeting city and state standards would be employed to control surface runoff and provide water quality protection during construction and after development.

**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?**

The site will be cleared with the exception of the wetland and buffer area, except that noxious weed removal will occur in that area

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

None known.

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

All areas, exclusive of buildings and parking, will be landscaped.

**e. List all noxious weeds and invasive species known to be on or near the site.**

None known.

**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:

BIRDS: Hawk, songbirds, crow, robin, sparrow

MAMMALS: Rodents and squirrels

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

None known.

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

All of western Washington is located in the Pacific Flyway. This site is not a significant factor in the Pacific Flyway.

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

Compliance with code including the provision of landscaping trees and shrubs.

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

None known.

**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.**

At the time of completion of development, electricity will be used for lighting as well as heating.

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

No affect.

**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:**

At time of construction the requirements of the international building code would be satisfied in the construction of the residential buildings. Energy conserving materials would be utilized wherever possible throughout the construction process.

**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 any known or possible contamination at the site from present or past uses.**

None.

**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.**

None.

**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.**

None.

**4) Describe special emergency services that might be required.**

None.

**5) Proposed measures to reduce or control environmental health hazards, if any:**

None.

**b. Noise**

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

None.

**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 impacts would result from the use of construction equipment during daylight hours. Construction noise is generated by heavy equipment, hand tools and the transporting of construction equipment. At 200 feet from the area of construction, LEQ would be approximately the following:

| ACTIVITY              | LEQ (IN DECIBELS) |
|-----------------------|-------------------|
| Clearing              | 71-72             |
| Excavation            | 59-77             |
| Foundations           | 65                |
| Building Construction | 60-72             |
| Finishing             | 62-77             |

Long-term impacts would be those associated with the increase in site users and additional traffic. The increase in site users and additional traffic. The increase in noise would be typical of a single-family residence.

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

None.

**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 site is currently used as single family residential. The development pattern of the surrounding area is single family residential to the north, south, east and west. The proposal will not affect current land uses on nearby or adjacent properties.

**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?**

To our knowledge this site has not been used for agriculture.

**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:**

No.

**c. Describe any structures on the site.**

One single family home and two sheds exist on site.

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

The existing home and sheds 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?**

Moderate Density 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 critical area by the city or county? If so, specify.**

Yes. There is a wetland at the south property border.

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

2.7 per residence =  $11 \times 2.7 = 29.7$

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

None.

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

None.

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

The proposal implements the moderate density residential comprehensive plan.

**m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

None, does not apply.

**9. Housing**

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

10 middle income homes.

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

1 middle income home.

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

None.

**10. Aesthetics**

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The residential structures would comply with the height requirements of City of Woodinville code. The exteriors of the structures would be principally wood and masonry not exceeding 30' in height.

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

The finished project would not obstruct surrounding view; however, the view into the site will be altered due to the development of the site.

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

Street trees

**11. Light and glare**

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

Light and glare will be produced by exterior and interior residential lighting and vehicle headlights.

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

No.

**c. What existing offsite sources of light or glare may affect your proposal?**

The primary off-site source of light and glare would be from the existing residential area lighting, and vehicles traveling along the areas roadways. Existing off-site sources of light and glare should not affect the subject proposal.

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

None.

**12. Recreation**

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

Bloomberg Hill park, golf courses, playgrounds at school facilities, boating and water related activities are available in the area.

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

None are displaced.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Payment of mitigation fees in accordance with code totals.

**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.**

No.

**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 known archeological artifacts on 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.**

Consultation with the department of archaeology and historic preservation, archaeological surveys, historic maps and GIS data were used to assess the potential impacts to cultural and historic resources on or near the site.

**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.**

This project site would not adversely affect any historical resources, therefore no mitigation of impacts are being proposed. If any architectural resources of significance are found the proper parties will be notified for inspection.

#### **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.**

NE 205<sup>th</sup> St, 132<sup>nd</sup> Ave NE, SR-522 and I-405 serve the site. Access would be directly from NE 205<sup>th</sup> St and 132<sup>nd</sup> Ave NE via private drive.

**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?**

The site is currently served by public transit. Community Transit provides service approximately 0.62 miles away at 130<sup>th</sup> PI NE & NE 195<sup>th</sup> St.

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

2 parking spaces per new residence:  $11 \times 2 = 22$  parking spaces would be created. None eliminated.

**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 would occur along public roads 132<sup>nd</sup> Ave NE and NE 205<sup>th</sup> Street.

**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?**

$9.52 \text{ ADT} \times 9 \text{ (new) units} = 85.68 \text{ ADT}$ . Peak hour is between 4 and 6 PM. No truck traffic calculations were made. Methodology: Trip generation calculations fare based on data contained in the Institute of Transportation Engineers.



**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.**

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