CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
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SEPA ENVIRONMENTAL CHECKLIST

UPDATED MAY 2015

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: [help]
Firwood Lane

2. Name of applicant: [help]
Firwood Land LP

3. Address and phone number of applicant and contact person: [help]
218 Main Street, #109
Kirkland, WA 98033
425.968.2103
Ben Rutkowski

4. Date checklist prepared: [help]
6/18/2015

5. Agency requesting checklist: [help]
City of Kirkland

6. Proposed timing or schedule (including phasing, if applicable): [help]
The applicant will begin construction upon receiving all necessary approvals and permits. Conceptual start date is Spring/Summer of 2016.

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
Survey, prepared by Mead Gilman. Arborist Report, prepared by Tree Solutions. Critical Area Report, prepared by Wetland Resources. Storm Drainage Report/Road-Utility Plans, prepared by The Blueline Group. Geotech Report, prepared by Earth Solutions NW. Traffic Memo, prepared by Traffex.

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. [help]
No.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]
City of Kirkland - Subdivision Approval, SEPA Approval, Construction Drawing Approval, and Building Permit Approval. DOE-NOI. DFW-HPA (if necessary). DNR-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.) [help]

This proposal is to subdivide one parcel of land into 19 residential lots, all detached homes, within the RSX 7.2 and RSX 8.5 zone. All lots will be served by a public road with direct access to NE 124nd Street. The project will be served by public water and sewer and will include installation of the infrastructure needed to accommodate the site grading, frontage improvements to NE 124nd Street, installation of utilities and construction of 19 single family residences.

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. [help]

The subject site is located within City of Kirkland in Section 30, Township 26 N, Range 5 E WM. The project is situated on approximately 3.4 acres and is comprised of one parcel of land, 9194100015 with a physical address of 12342 93rd Lane NE, Kirkland, WA 98034.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, **rolling**, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [help]

The steepest slope on-site is approximately 103% measured over a minimum of 10' distance, along the SW potion of the site adjacent to the stream.

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 long-term commercial significance and whether the proposal results in removing any of these soils. [help]

According to the Geotechnical Report prepared by Earth Solutions NW the onsite soils consists of sand, silt and some gravel, see report for additional information.

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

No.

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. [help]

Grading for the application will be limited to those areas identified for development of residential lots, roads, storm drainage and utility infrastructure in addition to home construction. Approximately, 1,000 CY of excavation and 1,100 CY of fill is proposed. Source of fill will be located during time of construction.

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

Limited erosion could occur as a result of the initial construction, however erosion control measures will be utilized during construction phase to minimize potential erosion impacts.

Temporary erosion and sedimentation control plans will be submitted and approved by City of Kirkland.

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

The site will not exceed the maximum impervious surface area as allowed by City of Kirkland.

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

A temporary erosion and sediment control plan designed in accordance with City of Kirkland standards will be employed during construction phase of the project.

2. Air [help]

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. [help]

Heavy equipment operation and worker's vehicles would generate exhaust emissions into the local air. Construction activity on-site could also stir up exposed soils and generate dust in 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 off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

Watering on-site as necessary during construction phase of the project will help control dust and other particulates.

Watering on-site as necessary during construction phase of the project will help control dust and other particulates.

3. **Water** [help]

a. Surface Water:

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. [help]
There are two onsite Class A Streams, please reference Stream A and Stream B on the existing condition map within the Critical Area Report. These steams combine onsite and eventually outfall to Lake 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. [help]
The stream buffer will be restored and the exsiting structures within the buffer will be removed.

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. [help]
N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
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. [help]
No.

b. Ground Water:

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. [help]
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. [help]
No waste materials will be discharged into the ground. The existing parcel is connected to sewer.

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. [help]

Runoff will be collected via raingardens a tightline conveyance system and directed to on-site infiltration facilities. Refer to the Storm Drainage Report for additional information.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
In accordance with City of Kirkland codes, TESC and BMP 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. [help]

No.

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

On-site infiltration facilities as well as approved TESC BMP's will be provided in accordance with City of Kirkland codes to reduce and/or control runoff water impacts. Refer to the Storm Drainage Report for additional information.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

_X_ deciduous tree: alder, maple, aspen, other
_X_ evergreen tree: fir, cedar, pine, other
_X_ shrubs
_X_ 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? [help]
To generate the site grade appropriate for the proposed buildings, all vegetation within the building pad and roadways will be removed with the exception of protected areas associated with the trees that are required to be retained in accordance with Kirkland zoning code.

c. List threatened and endangered species known to be on or near the site. [help]
There are no known threatened or endangered species known to be 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: [help]
The ultimate development of new single family residences 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. [help]
There are no known noxious weeds or invasive species known to be on or near the site.

5. **Animals** [help]

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. [help]

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, **other: Rodents, squirls and raccoons**
fish: bass, **salmon**, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help]
According to the Critical Area Report, there are no threatened or endangered species that have been observed on or near the site.

c. Is the site part of a migration route? If so, explain. [help]
The applicant is unaware if this site is part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
The Class A Streams and required buffer, will allow wildlife to continue to use these areas as habitate.

e. List any invasive animal species known to be on or near the site. [help]
There are no known invasive animal species known to be on or near the site.

6. **Energy and Natural Resources** [help]

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. [help]

Electrical 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. [help]

The proposal will not affect the potential use of solar energy on 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: [help]

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** [help]

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. [help]

State regulations regarding safety and the handling of hazardous material would be enforced during construction process.

1) Describe any known or possible contamination at the site from present or past uses. [help]

No known.

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. [help]

Fuels associated with automobiles and construction machinery as well as typical household products (cleaners, adhesives, etc) may be present at the site. Natural gas may be utilized to fuel household appliances.

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. [help]

State regulations regarding safety and the handling of hazardous material would be enforced during construction process.

4) Describe special emergency services that might be required. [help]

There are 31 existing mobile homes currently onsite.The construction of 19 dwelling units will likely not increase the the need for emergency services. Necessary impact fees are in place with City of Kirkland to address the increased need of these services.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]
Construction activity would be limited to hours as specified by City of Kirkland, which will mitigate the impact of potential construction noise.

b. Noise [help]

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

The dominant source of noise would be from traffic along NE 124nd Street.

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. [help]

Construction activities on-site would temporarily increase the peak on-site noise levels. All construction will follow City of Kirkland approved hours of operation. The complete project would result in slight increase in ambient noise.

3) Proposed measures to reduce or control noise impacts, if any: [help]

Construction activity would be limited to hours as specified by City of Kirkland, which will mitigate the impact of potential construction noise.

8. **Land and Shoreline Use** [help]

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. [help]

The site currently has 31 mobile home units. Adjacent properties are developed with single family residential homes.

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? [help]

No.

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: [help]

No.

c. Describe any structures on the site. [help]

31 mobile home units are currently located onsite.

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

All strcutres will be removed/relocated.

e. What is the current zoning classification of the site? [help]

RSX 7.2 and RSX 8.5.

f. What is the current comprehensive plan designation of the site? [help]
Low density residential.

g. If applicable, what is the current shoreline master program designation of the site? [help]
N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
Yes, there are two Class A Streams and associated buffer located on the subject site.

i. Approximately how many people would reside or work in the completed project? [help]
Assuming approximately 2.5 people would live in each of the new single family homes, it is estimated that a 47.5 people would reside in the completed project.

j. Approximately how many people would the completed project displace? [help]
Assuming approximately 2.5 people currently live the mobile home onsite, the completed project would displace approximately 77.5 people.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
The proposal includes the construction of 19 new dwelling units and will remove/relocate the existing mobile home units.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The project will be developed in accordance with applicable City of Kirkland codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan in place at the time of this application.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]
N/A

9. **Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
19 market rate homes will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
31 mobile home units will be removed/relocated, low to middle income.

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

Residences have been provided one year notice to move or relocate their mobile home. Washington Department of Commerce provides assistance to relocate mobile homes to residence of Washington State.

10. **Aesthetics** [help]

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

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

b. What views in the immediate vicinity would be altered or obstructed? [help]

No view in the immediate vicinity would be altered. The street scape from the street will change with the new development.

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

The site plan has been developed to be consistent with the development regulations for an RSX 7.2 and RSX 8.5, zoning district and the subdivision regulations.

11. **Light and Glare** [help]

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

The completed project will generate limited light and glare as typically associates with residential development.

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

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 off-site sources of light or glare may affect your proposal? [help]

None known.

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

No.

12. **Recreation** [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Juanita Heights Park is located approximately 900' to the west of the subject site.

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

No.

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

The project would be subject to City of Kirkland's open space requirements.

13. **Historic and cultural preservation** [help]

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. [help]

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. [help]

There are no landmarks or evidence of any significant historical, archaeological, scientific 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. [help]

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

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. [help]

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

14. **Transportation** [help]

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. [help]

Primary access to the development will be from NE 124th Street.

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? [help]

No, closest transit service is approximate ¾ of a mile to NE 120th Place and NE 124th Street.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

Appoximately 31 parking spaces will be eliminated. Provided parking spaces will meet or exceed the minimum required per City of Kirkland 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). [help]

The proposal will install a new public road with cul-de-sac.

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

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? [help]

The proposal will generate approximately 242 daily trips (144 less daily trips than the exisiting use). There will be approximately 23 AM Peak Trips, (24 for the existing use) and 24 PM Peak Trip (20 for the existing use).

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. [help]

No.

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

The applicant will comply with City of Kirkland's Transportation Code and pay any required impact fees.

15. **Public Services** [help]

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. [help]

There shouldn't be an increase in public service with the removal of 31 mobile homes and construction of 19 new single family homes.

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

The appropriate impact fees as required by City of Kirkland will assist with any direct impacts to public service.

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other **cable**

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

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee MONICA HAUGHIAN

Position and Agency/Organization Planning Coordinator, The Blueline Group

Date Submitted: 6/23/15

D. supplemental sheet for nonproject actions [help]

(**IT IS NOT NECESSARY** to 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, floodplains, 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.