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SEPA ENVIRONMENTAL CHECKLIST

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 non-project 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 NON-PROJECT 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: [\[help\]](#)

Carrier Preliminary Subdivision

2. Name of applicant: [\[help\]](#)

Toll WA LP

3. Address and phone number of applicant and contact person: [\[help\]](#)

9720 120th Place NE, Suite 100

Kirkland, WA 98034

Jeff Peterson

425.825.1955 x160

4. Date checklist prepared: [\[help\]](#)

Original prepared on January 27, 2016, Revised January 3, 2018

5. Agency requesting checklist: [\[help\]](#)

City of Sammamish

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction to begin upon receiving necessary approvals and permits. Approximate start date is early spring of 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Critical Areas Study and Conceptual Mitigation Plan; Wetland Resources

Tree Replacement Plan; The Blueline Group, Geotechnical Report; Robinson Noble

Topographic Survey; Mead Gilman, Traffic Impact Analysis; TENW

Preliminary Drainage Report; The Blueline Group, Wetland Rating, Raedeke Associates inc.

Tree Inventory Report and protection plan; WFCI, Cultural Resources Assessment, Tierra ROW

Phase 1 environmental study, Environmental Associates

Cultural Resources Assessment, Tierra Right of Way

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. [\[help\]](#)

None that the applicant is aware of.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Subdivision Approval-City of Sammamish

Site Development Permit (Grading/Utility/ROW) Approval-City of Sammamish

Building Permit Approvals-City of Sammamish

Water/Sewer Availability-Sammamish Plateau Sewer and Water District

NPDES Permit-DOE

404 Permit-Army Corps of Engineers (Approved 9/19/2017)

HPA Permit-WDFW

Public Agency Use Exceptions by Sammamish Public Works and Sammamish Plateau Water.

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.) [\[help\]](#)

Subdivide 2 parcels of land, totaling 14.138 acres into 35 lots and associated tracts with grading and installation of road, utility and infrastructure improvements along with construction of 35 single family homes. The project includes removal of an existing residence and associated improvements.

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 property is located within City of Sammamish, in Section 33, Township 25 N, Range 6 E, WM. The project is situated on approximately 14.138 acres comprised of two parcels (1240700035 and 1240700086) with a physical address of 742 214th Ave SE, Sammamish, WA 98074.

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 site contains a small isolated area in the NE corner which is +/-20%. The remainder of the site is less than 15% throughout.

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 soil survey by NRCS the site is underlain with Alderwood Gravelly, sandy loam.

According to the Geotechnical Report, the onsite soils consist of Advanced Outwash, Vashon Till, Recessional Outwash and Artificial Fill. See Geotechnical Report for further details.

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

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. [\[help\]](#)

Approximately 6.1 acres of onsite area will be cleared and roughly 0.8 ac of area associated with adjacent ROW. Grading for the application will be limited to those areas identified for development of residential lots, road, storm drainage, utilities and associated infrastructure in addition to home construction. Approximately, 39,058 CY of excavation and 9,642 CY of fill are currently proposed. Fill materials, if required, would be provided from an approved location. Exported materials will be routed to an approved location as needed.

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 control plans will be submitted to City of Sammamish for approval prior 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)? [\[help\]](#)

After development the overall site will be approximately 35% impervious (based on gross site area including proposed critical area tracts). The portion of the site to be developed (approximately 6.1 acres) is anticipated to be approximately 65% impervious. The impervious area on the lots will not exceed the maximum impervious surface area allowed by City of Sammamish regulation.

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 Sammamish standards will be employed during the 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 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 off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not that the applicant is aware of.

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

Watering of the site as necessary during the 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. [\[help\]](#)

Stream A is an Ns Stream, Stream B is a Type Np Stream and Wetland A and B are Category III Wetlands. Work proposed in the ROW affects 13 SF of buffers of Wetland C. See Critical Area Study for further detail.

- 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. [\[help\]](#)

Installation of infrastructure including home building will occur within 200 feet of said waters. Impacts to the stream and wetlands adjacent to SE 8th street will occur to accommodate city required frontage improvements. In addition, required sewer and water mains will be installed in a utility corridor running east to west through the stream and wetland area in the northern portion of the site. Proposed improvements are shown on the preliminary plans submitted with this SEPA checklist.

- 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. [\[help\]](#)

Approximately 209 LF of streams A&B along SE 8th Street will be filled (95 CY +/- of fill) to accommodate city required improvements to SE 8th Street. Of the 209LF, 163 LF will be relocated adjacent to its original location in the SW corner of the site (90CY of cut). The 8th street improvements will also require displacement of approximately 616 SF of wetland (25 CY +/- of material). In addition, a trench associated with utility installation will temporarily impact approximately 140 SF of stream and 1698 SF of wetland area in the northern center portion of the site. The trench will be excavated, to install the utilities, and then filled to match existing grade with no net loss or gain of material. Soils used for fill material would come from onsite areas or, if needed, from an approved offsite source.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Approximately 163 LF of stream will be relocated as described above. The general location at which the stream leaves the site has not changed. Post developed surface water patterns were designed to mimic pre-developed patterns.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **The site is not situated in a floodplain. Each of the onsite wetland and stream features technically has a shallow 100-year water surface elevation associated with them (approximated as 2' above the downstream overflow elevation of each feature). These localized "water surface elevations" would be contained within the proposed critical area tract(s). The proposed residences will be constructed outside of these floodplains.**

- 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 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. [\[help\]](#)

No waste materials will be discharged into the ground. The septic tank located the parcel will be decommissioned in accordance with Department of Health Department guidelines.

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 a tight lined conveyance system and directed to one of two onsite detention and water quality facilities prior to discharging to the City of Sammamish conveyance system and ROW. In addition, runoff from upstream areas and select onsite rooftop areas (considered “clean” runoff) will be directed to the edge of the critical area buffers in efforts to mimic existing hydrology. 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 Sammamish 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. [\[help\]](#)

The proposed drainage system was designed to mimic existing drainage patterns and conforms to City of Sammamish drainage regulations

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

On-site detention and water quality facilities, as well as approved TESC BMP's, will be provided in accordance with the City of Sammamish codes to reduce and/or control runoff water impacts. Refer to the preliminary storm drainage report for details.

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

To generate the site grade appropriate for the proposed buildings and infrastructure, all vegetation within the developed portion of the site will be removed with exception of protected areas associated with trees or critical areas that are required to be retained in accordance with City of Sammamish code. In addition, vegetation will be removed, and then replanted, in the proposed east-west running utility corridor in the northern portion of the site.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Per the Critical Areas Report, there are no known threatened or endangered species located 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, replacement trees, new lawns, shrubs and ornamental trees. Existing vegetation within the protective buffers will be preserved. Buffer areas will be enhanced with replacement trees as required under the city of Sammamish Tree Replacement Standards.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

Some Himalayan Blackberry is found on the west and southwest portion of the site, and public comment indicated Tansy Ragwort has grown in the Eastern pasture areas in the past.

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: (Species below in underline appear on the site)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: rodents

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 located onsite.

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is not a known migration route.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Tract D will be set aside as Critical Area Tract and Tract H will be set aside as an Open Space/Tree Retention Tract. Vegetation and habitat in these areas will be preserved and enhanced as required under the city of Sammamish Tree Replacement Standards

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

There are no known invasive species onsite.

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. [\[help\]](#)

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. [\[help\]](#)

Not 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: [\[help\]](#)

The buildings will be constructed to meet or exceed applicable local, state and/or federal building code to ensure compliance with energy conservation.

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. [\[help\]](#)

Not that the applicant is aware of.

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

No known contaminants are located 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. [\[help\]](#)

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.

[\[help\]](#)

Chemicals typically used in residential construction such as paint and cleaning chemicals will be used and will be managed and regulated under the SWPPP for this project.

4) Describe special emergency services that might be required. [\[help\]](#)
The construction of 35 new single family homes may increase the need for emergency services. Necessary impact fees are in place with the City of Sammamish to address the increased need of these services.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
State regulations regarding safety and the handling of hazardous materials would be enforced during the construction process.

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 on 214th Ave SE and SE 8th 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 the site will temporarily increase the peak onsite noise levels. All construction will follow City of Sammamish approved hours of operation. The complete 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: [\[help\]](#)

Construction activity will be limited to hours as specified by City of Sammamish which will mitigate the impacts 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. [\[help\]](#)

Parcel 1240700035 is developed with single family residence, associated outbuildings and impervious surfaces. Parcel 1240700086 until recently was developed with a series of equestrian structures. Adjacent parcels that abut the subject properties are developed as Single Family Residences and associated tracts.

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? [\[help\]](#)

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: [\[help\]](#)

Not that the applicant is aware of.

c. Describe any structures on the site. [\[help\]](#)

There is one single family home and associated outbuilding on the subject site. The home was built in 1967.

d. Will any structures be demolished? If so, what? [\[help\]](#)

Yes, all structures will be demolished.

e. What is the current zoning classification of the site? [\[help\]](#)

The site is zoned R-6.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The Comprehensive Plan Designation is R-6, 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.

Yes, Stream A is an Ns Stream, Stream B is a Type Np Stream and Wetland A and B are Category III Wetlands. An isolated section of the NE corner has topography identified as steep per the jurisdictional definition.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Assuming 2.5 persons per new home, approximately 87.5 people will live in the completed project.

j. Approximately how many people would the completed project displace? [\[help\]](#)

Assuming 2.5 persons per existing home, 2.5 people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

35 new single family residences are proposed to reduce displacement.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed development is designed in accordance with City of Sammamish codes.

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

Surrounding properties are residential uses, compatible with this proposal, and in accordance with the comprehensive plan and zoning code.

9. **Housing** [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

35 Middle income market rate units are proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

One middle income housing unit will be demolished.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
35 new single family residences are proposed to reduce housing impacts.

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 the City of Sammamish code

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

No views in the immediate vicinity would be altered. The streetscape along 214th Ave SE and SE 8th Street will change with the additional development.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

R-6 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 associated 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: [\[help\]](#)

None at this time.

12. **Recreation** [\[help\]](#)

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

Big Rock Park is located approximately 700' from 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 will provide onsite recreation area consistent with City of Sammamish standards, and will pay impact fees as required under SMC14A.20

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. [\[help\]](#)

Yes, the single family home located on parcel 1240700035 was built in 1967. The structure is not known to be listed on the national, state or local preservation registers, and is not eligible for listing in the NRHP per the Cultural Resources Assessment completed by Tierra ROW.

- 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. However, a cultural resources assessment identified a moderate probability of cultural deposits being located on the site. While none of the onsite sampling has found any deposits, monitoring during the site development period will be performed.

- 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. [\[help\]](#)

Tierra Right of Way archeologists performed (2) onsite visits and sampled 16 locations on the site. Tierra also researched land ownership records and historical records of the area with a focus on members of the Snoqualmie tribe that lived in Sammamish in the late 1800's.

- 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 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. The Cultural Resources Assessment includes an inadvertent discovery plan.

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. [\[help\]](#)

Site is located along the east boundary of 214th Ave SE and north of SE 8th Street. Access is proposed along 214th Ave SE as well as SE 8th 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? [\[help\]](#)

Public transit is located approximately 1 mile from the subject site. King County Metro Route 216, 219 and 269.

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

In addition to garage, driveway, and curb parking along 214th, a total of 15 guest parking spots were created internally along Road B due to input from the planning department.

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). [\[help\]](#)

Frontage improvements are proposed along 214th Ave SE and SE 8th Street, including street widening, dedicated bike lane, 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. [\[help\]](#)

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 no passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

According the Traffic Impact Analysis prepared by TENW, 323 weekday daily trips are estimated to be generated by the project, using the ITE Trip Generation Manual 9th edition. Further information is available in the Traffic Impact Assessment by TENW dated 12/13/2016.

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 Sammamish Transportation Code in improving the adjacent roadways and pay street impact fees as required under SMC14A.15

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 will be an increased need for school enrollment, police, fire and emergency medical with the 35 single family homes (34 additional).

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

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 valuations will result in increased taxes generated to support public service, and School impact fees will be paid per SMC 21A.105.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
Other _____

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

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

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 Jeff Peterson

Position and Agency/Organization Sr. Land Entitlement Manager

Date Submitted: _____

D. Supplemental sheet for non-project 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.