



King County
Department of Permitting
and Environmental Review
 35030 SE Douglas Street, Suite 210
 Snoqualmie, WA 98065-9266
206-296-6600 TTY Relay: 711
 www.kingcounty.gov

SEPA CHECKLIST

For alternate formats, call 206-296-6600

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 nonproject proposals:

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.

RECEIVED
 JUN 21 2018
KC DLS / PERMITS

COPY

REVISION
PLAT 18-0007

A. Background

1. Name of proposed project, if applicable:

Gunshy Manor (Clustered Residential Subdivision)

2. Name of applicant:

The Estate of Barbara J. Nelson and the WCN GST Non-Exempt Marital Trust #2

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

Applicants:

The Estate of Barbara J. Nelson & the WCN GST Non-Exempt Marital Trust #2

Attn: Willam C. ("Buff") Nelson, Jr.

16508 NE 79th St

Redmond, WA 98052

(425) 881-7831

Contact Person:

Eric G. LaBrie, President

ESM Consulting Engineers, LLC

33400 8th Ave S, Suite #205

Federal Way, WA 98003

(253) 838-6113

4. Date checklist prepared:

April 26, 2018

Revised June 2019

5. Agency requesting checklist:

King County Department of Local Services, Permitting Division

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

- **Preliminary Plat Approval - Winter 2019**
- **Civil Approval – Spring 2020**
- **Civil Construction – Summer 2020**
- **Final Plat Approval – Fall 2020**
- **Building Permit Review – Winter 2020 through 2021**
- **Complete Construction – Fall 2021**

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

No

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

- **Critical Areas Determination CADS14-0327** issued by King County on October 19, 2017;
- **CADS18-0041** issued by King County on April 30, 2018;

- **Gunshy Manor Cabin Demolition Project, King County, Washington – Cultural Resources Assessment**, prepared by ESA in February 2018;
- **Technical Memorandum Re: Gunshy Manor – NE Union Hill Road Sight Distance Clearing Update – Mitigation** prepared by Raedeke Associates, Inc, November 2018;
- **Revised Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report** prepared by Associated Earth Sciences, Inc, November 2018;
- **Revised Gunshy Manor Site Access Analysis** prepared by Transpo, February 2018 and revised November 2018;
- **Revised Critical Areas Report and Conceptual Mitigation Plan** prepared by Talasaea, February 2018, revised November 2018 and revised June 2019;
- **Geotechnical Correction Notice Response Letter** prepared by AESI, June 2019;
- **Revised Preliminary Technical Information Report (TIR)** prepared by ESM Consulting Engineers, April, 2018 and revised November, 2018 and June, 2019.

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.

The following such application is pending:

- **VARR18-0009 –An application for a Road Standards Variance and for certain other determinations under the King County Road Design and Construction Standards.**

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

Needed and yet to be obtained:

- **Road Variance Request (VARR18-0009) Approval – King County DOT/DPER**
- **Preliminary Plat (PLAT18-0007) Approval – King County Hearing Examiner**
- **Civil Construction Drawings & Design Reports for Engineering Approvals – DPER**
- **Developer Extension Agreement, Water System – Union Hill Water Association**
- **Coverage under the Construction Stormwater General Permit (NPDES Permit) – Washington Department of Ecology**
- **Final Septic System Design approval for On-Site Sewage Systems - Seattle-King County Public Health Department**
- **Final Plat Approval – King County DPER**

Already-Issued King County approvals relating to the subject property:

- **Critical Areas Determination (CADS14-0327) – Issued Oct 2017**
- **Critical Areas determination (CADS18-0041) – Issued April 2018**
- **Demolition Permit (DEMO17-0086) – Issued Oct 2017**
- **Demolition Permit (DEMO18-0032) – Issued Mar 2018**
- **Preliminary Subdivision Application for Septic (proposed on-site preliminary septic systems for proposed lots) from the Seattle-King County Public Health Department (SU-0991375)– Issued Feb 2018**
- **Certificate of Appropriateness from the King County Landmarks Commission regarding Red Brick Road (COA No. 1318) – issued Nov 2013**
- **CWA-10-2017-0152 – EPA Administrative Order of Consent – July 2017**
- **Boundary Line Adjustment (BLAD18-0056) – King County DPER – May 2019**

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 applicants are seeking approval of a preliminary plat concerning a proposed residential cluster subdivision of the site's ±116.65 acres of land. The site is comprised of six parcels of land to be cluster-subdivided into 23 single-family residential lots, four critical areas tracts, one private park tract (Tract F), one private

road tract (Tract G), *three stormwater tracts (Tracts C, J and K)*, one entry landscaping tract (Tract H) and one tract to provide access to proposed trails *and future utility* (Tract I). The northern portion of the site is zoned RA-5 and the remainder is zoned RA-5-P.

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 of the proposed preliminary plat is located slightly outside of the Urban Growth Area to the east of the City of Redmond, south of and partially abutting NE Union Hill Road and east of, but not abutting, 196th Avenue NE.

The proposed subdivision encompasses the following tax parcels: 082506-9013, -9102, -9103, -9104, -9105, and -9067. The following two street addresses are associated with the site:

- 20005 NE Union Hill Rd, Redmond, WA 98053; and
- 19931 NE Union Hill Rd, Redmond, WA 98053.

The preliminary plat site is comprised of the parcels of land legally described below:

Parcel 1:

Lot 1 of King County Boundary Line Adjustment BLAD13-0001, as recorded under recording no. 20130610900001, records of King County Auditor.

Parcel 2:

Lot 2 of King County Boundary Line Adjustment BLAD13-0002, as recorded under recording no. 20130610900002, records of King County Auditor.

Parcel 3:

Lot B of King County Boundary Line Adjustment no. BLAD18-0056, *as recorded under recording no. 20190508900002, records of King County Auditor.*

Parcel 4:

Lot 4 of King County Boundary Line Adjustment no. BLAD13-0005, as recorded under recording no. 20130610900003, records of King County Auditor.

Parcel 5:

Lot 5 of King County Boundary Line Adjustment no. BLAD13-0005, as recorded under recording no. 20130610900003, records of King County Auditor.

Parcel 6:

The east 264 feet of the east half of the following described property:

The north half of the north half of the northwest quarter of the northwest quarter of Section 8, Township 25 north, Range 6 east, W.M., in King County, Washington;

Except the west 30 feet thereof conveyed to King County for road by deed recorded under recording no. 713244;

Also, except that portion lying within northeast 80th street; and

Also, except that portion conveyed to King County by deed recorded under recording no. 9411181045;

Together with the easterly 264 feet of the north half of the south half of the north half of the northwest quarter of the northwest quarter of Section 8, Township 25 north, Range 6 east, W.M., in King County, Washington.

All situate in the county of King, state of Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The site includes a variety of flat, rolling, hilly and steep slope terrain.

- b. What is the steepest slope on the site (approximate percent slope)?

Minor, short slopes (up to appx. 70%) exist along the banks of the existing, shallow farm ditches. Steep Slopes (slopes with an inclination of 40% or greater with a vertical relief of 10 feet or more) are also present along the east edge of the property and extend into the southern portion of the site.

- 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.

Per the Geotechnical report, the site soils by percentage area are approximately as follows: 27% Seattle Muck, 21% Norma Sandy Loam, 18% Alderwood & Kitsap Soils, and 18% Everett Gravelly Sandy Loam, while the remaining 15% of the site has smaller areas of various other soil types. Please refer to the included *Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report Project and Site Conditions* report provided by AESI for further explanation on the test pits, locations, types of soils and recommendations.

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

Surface indications of potentially unstable soils on the site are limited to areas south and east of the south line of proposed Lot 17 that meet the criteria of KCC 21A.06.680B as "an area that has shown movement during the Holocene epoch, which is from ten thousand years ago to the present, or that is underlain by mass wastage debris from that epoch." These areas, which are within areas that AESI has mapped as Landslide Hazard Areas on Figure 5 attached to AESI's Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report dated April 26, 2018 (revised November 26, 2018), are based on AESI's site reconnaissance work for the Gunshy Manor preliminary plat proposal and based on mapped Mass Wasting deposits noted on US Geological Survey maps. These potentially unstable areas are discussed in more detail in the geotechnical report in Section 5 (Landslide and Steep Slope Hazard Areas). Mass wasting areas are visually identified by their hummocky terrain and by vegetation indicators such as leaning trees. No lots are proposed in those areas.

- 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.

Cut and fill activities will be used to prepare the proposed private road,

building pads, stormwater facilities, and onsite sewage systems. Structural fill will be acquired from a County-approved source.

At this time, approximate earthwork quantities are estimated as follows:

- *Stripping = 12,900 cubic yards (assumed 12" stripping depth)*
- *Cut = 7,700 cubic yards*
- *Fill = 14,090 cubic yards*
- *Total = 6,390 net cubic yards of Fill*

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

Some erosion could occur on the portion of the site proposed to be developed as a result of construction activities such as clearing, excavation, filling, grading and installation of drainage facilities and utilities; however, temporary erosion and sedimentation control measures to be approved by King County will be employed during construction to reduce the extent of erosion and erosion impacts.

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

It is estimated that approximately 4.5% of the entire site will be covered by impervious surfaces after project construction.

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

During construction, contractors will be required to follow an approved temporary erosion and sedimentation control plan meeting King County standards. Typical erosion control measures that may be employed include the use of silt fences, straw bales, and temporary storm drainage features. Hydroseeding of exposed soils and cleared areas after construction will also reduce the potential for erosion.

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.

Some heavy machinery exhaust emissions and dust particulates will be generated primarily by construction equipment during the project's infrastructure construction phase and grading building pads for future homes and associated improvements. The volume of such emissions to the air is anticipated to be minimal and will occur during the actual construction of the development. After development construction, any emissions would be those typical of residential developments. In total, it is estimated that the lifetime emissions of the project will be $\pm 48,496$ MTCO_{2e}. Estimated lifetime project emissions include not only emissions from the project construction and the proposed residences, but also the estimated emissions from motor vehicle operation in the project's paved areas, including the private road and approximately 1,000 s.f. of pavement area for each residential unit's private driveway.

- b. Are there any off-site 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:

Maintaining construction equipment in proper working order to comply with applicable emission laws. During project construction, exposed site soils will be watered during dry conditions as necessary to limit dust emissions.

3. Water

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.

In conjunction with Critical Area Reports provided by Talasaea, King County Critical Areas Designation CADS14-0327, issued by DPER on October 9, 2017, and CADS18-0041 issued April 30, 2018 identify surface water bodies across portions of the entire Gunshy Manor / Nelson Estate.

Relating to the proposed preliminary plat, there are eleven wetlands (Wetlands A, B, E, G-I, K-P) ranging from Category I to Category IV and their buffers over portions of the project site. In addition, there is 1 creek, 2 streams and 4 ditches that cross or are wholly located within the project site. The proposed preliminary plat will not impact any of the identified aquatic areas, except for the mitigated impacts for crossing Martin Creek.

The approved CADSs identify the following Type F aquatic areas:

- a) **A segment of Martin Creek extends southwesterly from a culvert under NE Union Hill Rd, crossing Parcels 1 and 6 and into the parcels to the west adjacent to Parcel 6. Martin Creek flows into Evans Creek which in turn flows into Bear Creek, which flows into the Sammamish River, a river that flows into Lake Sammamish.**
- b) **Evans Creek is located off of the project site; however, it is in the immediate vicinity of the project site, and is located along the southwestern portion of Lot A of BLAD18-0056 (King County parcel # 082506-9012). Since Lot A of this BLA is not a part of the proposed preliminary plat, Evans Creek is located outside of the preliminary plat site. Evans Creek flows into Bear Creek, which flows into the Sammamish River, a river that flows into Lake Sammamish.**
- c) **Stream 1, which runs from east to west across the north part of existing Parcel 5 and flows into the Evans Creek Nature Area.**
- d) **Farm Ditch D1, a farm ditch that runs generally from south to north along the west edge of existing Parcel 5, starting near the north end of Parcel 5 and continuing from south to north across existing Parcel 4, where it turns westerly and flows across Parcel 3, where it turns northwesterly and eventually merges with Farm Ditch D2.**
- e) **Farm Ditch D2, a farm ditch that begins near the northwest corner of Parcel 4 and flows northerly across Parcel 3 where it turns to the west approximately 150 feet from the northern boundary of Parcel 3 and roughly follows the northern property line of Parcel 3 until it exits the project site, flowing onto Lot A of BLAD18-0056. Farm Ditch D1 follows the northwestern property line of Parcel 3, intersecting with Farm Ditch D2 and eventually flowing into Evans Creek.**
- f) **Farm Ditch D3, a farm ditch that starts at a point approximately 20 feet to the east of the northwest corner of Parcel 2 and flows**

approximately 300 feet to the west along the northern boundary of Parcel 3, where it ends at the north end of a storm drain pipe that discharges to the south into Farm Ditch 2.

- g) The Spur Farm Road Ditch, an approximately 760-foot long farm ditch within the southwestern portion of Parcel 3 that drains generally from east to west, a portion of which parallels the old farm road referred to as the Spur Farm Road. The Spur Farm Road Ditch leaves the site, flowing into Evans Creek within Lot A of BLAD 18-0056, off of the proposed project site.

In addition, the June 2019 Critical Area Report and Conceptual Mitigation Plan prepared by Talasaea Consultants identifies the following additional wetlands and aquatic areas within Parcel F, in the southern portion of the project site. These critical areas will not be impacted by the proposed preliminary plat:

- a) Wetlands L, M, N, P – Category IV with a standard 40' buffer.
 - b) Stream 2 -Type N with a standard 65' buffer.
- 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. The project's proposed private road (which is planned to be constructed within proposed Tract G), a water main, a natural gas line, an electric power line, and line(s) for other dry utilities such as telephone, cable TV, and Internet communications along with utility appurtenances will extend south from NE Union Hill Road and will cross over Martin Creek and its associated aquatic area buffer on both sides of the creek.

This crossing will be provided via a bridge to avoid the need for construction disturbance below the creek's ordinary high water mark. Additionally, a landscape tract (Tract H) and a drainage swale (within Tract D) are proposed near the entrance that are within the Martin Creek buffer area.

The portion of the access road (Tract G) within the buffer and crossing Martin Creek is 20,136 s.f., proposed as buffer reduction as allowed for linear alterations with director approval.

A small portion of the internal fire turnaround of Tract G, immediately north of proposed Tract C, is ± 140 feet east of the easternmost tip of Farm Ditch D3. This minor encroachment into the ditch buffer, Tract H and the drainage swale create an additional 4,924 s.f. of reduced buffer. A proposed soft-surface pedestrian trail for access to an existing well will have permanent impacts of 448 s.f., and temporary impacts from railroad tie and shed removal total 2,094 s.f.

To mitigate the impacts of the creek and buffer crossing, including minor infrastructure and amenities, a buffer reestablishment area of 29,888 s.f. adjacent to the creek and NE Union Hill Road is proposed. This area qualifies as buffer reestablishment as it is currently a developed site with a single-family residence. Further, proposed replaced buffer is incorporated into Tracts D and E, totalling an additional 11,868 s.f. of mitigated buffering, as identified in Talasaea's Critical Areas Report and Conceptual Mitigation Plan (revised June 2019).

Several lots and tracts abut critical area buffers but do not further encroach into the sensitive areas to require further mitigation. The southeast portion of the preliminary plat's proposed Lot 1 is ± 165 feet north of the east end of Farm Ditch D3. Part of the north boundary of proposed Lot 5 is ± 165 feet from Martin

Creek. The southern boundary of proposed Lot 17 is ± 165 feet north of Stream 1. The west boundary of proposed Lot 19 is ± 165 feet east of Farm Ditches D1 and D2, while the west boundary line of proposed Lots 20 – 23 are ± 165 feet east of Farm Ditch D2. The western part of proposed Tract C (a proposed stormwater detention tract) is ± 165 feet east the north end of Farm Ditch D2 and $\pm 140'$ east of the easternmost tip of Farm Ditch D3.

- 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.

None proposed within the surface waters or wetlands. A bridge for site access is proposed crossing over Martin Creek with additional minor improvements in the creek's buffer.

- 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 floodplain? If so, note location on the site plan.

Yes. A narrow portion of the west boundary of existing Parcel 5 and the western portion of Parcel 3 lie within the 100-year floodplain (Zone AE) as depicted on the FEMA Flood Insurance Rate Map (FIRM) 53033C390 H (revised February 1, 2013). The FEMA flood plain location limits are depicted on the Preliminary Site Plan, provided by King County GIS (Sheet 2 of the preliminary plat drawings dated June 2019 and submitted with this proposal).

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground 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.

Domestic water supply and fire flow for the proposed project will be provided by the Union Hill Water Association. Two wells exist on the project site. One is located within the existing garage (to be removed) at the north end of Parcel 1, and the other is located on the common boundary of Parcels 4 and 5. Neither well is proposed to supply drinking water for the project; however, the well on Parcel 1 is proposed to supply water for landscaping and irrigation purposes to proposed Tract H. Quantities will be within volumes and areas allowed for landscaping purposes for exempt wells.

- 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.

A domestic on-site sewage disposal system is proposed for each lot that contains a single-family residence. The treated waste water will be discharged into the ground from each sewage system's septic drainfield.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

On-site stormwater runoff will primarily be generated by the proposed private road, and individual rooftops, driveways, patios, and walkways. Stormwater runoff generated by each of the 23 lots will be managed on each individual lot using flow-control Best Management Practices (BMPs), including infiltration and dispersion, to the maximum extent feasible. This project will implement Low Impact Development (LID) techniques to minimize the extent of stormwater system infrastructure that will be needed for the project. Individual homes may utilize full dispersion, infiltration, or bio-retention. Some of the LID techniques will be used to rehydrate wetland areas (e.g. splash blocks for dispersion of rooftops), and other techniques, such as the use of a stormwater facilities with water quality filters in Tracts C, J and K, will be used to treat and detain runoff prior to the runoff reaching the existing onsite stormwater conveyance systems (the existing farm ditches). Please see the Preliminary Grading and Utility Plans (sheet 5 and 6 of the preliminary plat plans) and see the Downstream Analysis in the Preliminary Technical Information Report (TIR) for more specific information.

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

Waste materials from each of the proposed on-site sewage systems are anticipated to enter the ground from each of the proposed septic drainfields.

The proposed on-site stormwater drainage design will ensure that all water-pollution-generating impervious surfaces will be treated in water quality facilities prior to release of stormwater runoff. BMPs will be used throughout the construction of the proposed project for protection of groundwater water quality.

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

The proposed development is not anticipated to alter or adversely affect existing drainage patterns in the vicinity of the site.

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

The project's storm water runoff will be collected, treated, and detained, dispersed, and/or infiltrated in conformance with King County standards to reduce or control drainage impacts. For more information, please see the Preliminary Grading Plan and the Downstream Analysis in the Preliminary Technical Information Report (TIR).

4. Plants

- a. Check the types of vegetation found on the site:

- deciduous tree: **alder, maple, cottonwood**
- evergreen tree: **fir, cedar, hemlock, spruce**
- shrubs: **hardhack, willow, vine maple, salmonberry, red huckleberry**
- grass
- pasture

- crop (hay) or grain
- wet soil plants: **reed canary grass; purple loosestrife, foxtail, sedge, common rush, bulrush, skunk cabbage, cattail**

b. What kind and amount of vegetation will be removed or altered?

Grass, trees, and shrubs will be cleared for road construction and future home construction. Approximately 4.5% of the project site will be cleared for roads, and single family detached homes.

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:

Critical area delineation, mitigation and enhancement plans have been prepared by Talasaea Consultants. The extensive amount of critical areas and critical area buffers within the preliminary plat site and planned mitigation are anticipated to preserve and enhance vegetation within the site. Landscape plantings will occur on all proposed common areas during development and ornamental landscaping will be implemented on individual lots during home construction.

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

According to the reports provided by Talasaea Consultants, noxious and invasive plants infest portions of the Evans Creek Natural Area (adjacent to the south and west of the project site boundary). Purple loosestrife is one of the identified, regulated invasive plant species within the Evans Creek Natural Area. Reed canary grass and Himalayan blackberry have been identified on the preliminary plat site.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk, heron, eagle, songbirds, swallow, thrush, woodpecker.**

mammals: **deer, bear, elk, beaver, coyote, cougar, bobcat, rodents.**

fish: **trout, salmon (Chinook, Coho, and sockeye, according to the single-page King County narrative on Evans Creek updated November 2, 2016).**

Unidentified amphibians and reptiles.

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

Nearby Evans Creek is a fish-bearing stream that contains Chinook salmon, a salmonid species that is listed as a threatened species under the federal Endangered Species Act (ESA). The Bear Creek Basin, of which Evans Creek is a part, sustains the North Lake Washington population of Chinook salmon. A ±735-foot-long segment of Evans Creek that extends and flows generally south to north runs adjacent to the preliminary plat site, across the southern portion of Lot A of BLAD18-0056, which is outside of the boundary of the preliminary plat site.

Martin Creek, Stream 1, and Farm Ditches D1, D2, D3, and D4 are all hydraulically connected to Evans Creek.

Bald Eagles have been known to have nested in the vicinity of the Evans Creek Natural Area, but were not observed on, or in the vicinity of the project site. Please refer to the critical areas report prepared by Talasaea Consultants dated June 2019 which states:

No bald eagles were heard or seen over multiple field assessments. No bald eagle nests were observed, nor are any expected due to the lack of suitably sized trees in a landscape position preferred by bald eagles.

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

Yes. This entire region is known to be part of the Pacific Flyway. The Pacific Flyway includes Alaska and the Aleutian Islands and the Rocky Mountain and Pacific Coast regions of Canada, the United States, and Mexico, south to where it becomes blended with other flyways in Central and South America.

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

To help preserve the Chinook salmon and their habitat, the proposed layout of the 23 planned residential lots has been clustered away from wetlands and aquatic areas, and their buffers. In addition, in support of the lot-clustering proposal and pursuant to King County Code 21A.14.040 B.8, a written request has been submitted requesting a waiver from the requirements of subsections B.1, B.2 and B.3 of that same code section to further protect this habitat. Furthermore, approximately 90 acres of critical-area open space, including forests, fields, wetlands and aquatic areas, is proposed to be created by this proposal, which will help preserve a variety of wildlife.

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

Coyote and rodents are the only known potentially invasive animal types known to be on or near the site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical energy will be used for general residential purposes and natural gas will be used for heating purposes. Both sources of energy are available to serve the project and will meet the completed project's energy needs.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The homes that will be constructed as a result of this proposed project will meet or exceed the energy conservation requirements of applicable codes.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

None known.

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

There is an aged underground heating oil tank that has been used for heating of the existing primary residence on Parcel 1. No known leaks have occurred.

- 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 known.

- 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 are proposed.

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

None anticipated for a residential subdivision.

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

Applicable governmental regulations regarding safety and the handling of hazardous materials, if any, will be followed during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized.

The underground heating oil tank that has been used for heating of the existing primary residence on existing Parcel 1 will be removed in accordance with all applicable regulations. If the tank has leaked, any associated contaminated soils will be removed, and in accordance with applicable regulations, either remediated or taken to an authorized disposal site.

Demolition of existing structures for preparation of the site development will be performed in accordance with applicable permit conditions and regulations to avoid contamination.

- b. Noise

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

The primary source of noise near the project site is from vehicular traffic on NE Union Hill Road. That noise source is not anticipated to materially impact the proposed project in any way.

- 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 site development. Construction will occur during permitted construction hours and will be in compliance with the King County noise regulations. Long-

term impacts, if any, would include levels of noise associated with a residential subdivision. Noise levels are not anticipated to exceed current noise levels for activities associated with the historical uses of the property, which include farming, animal husbandry and residential uses.

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

Construction activity will be limited to allowed construction hours under applicable code provisions. Construction equipment will not be allowed to idle for extended periods of time, which will help to mitigate the impacts of potential construction noise.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the preliminary plat site (other than the portion of the site within existing Parcel 6) is a farm with a barn, a shop building, a primary residence and two other smaller residences on it. The current use of existing Parcel 6 is single-family residential.

The current principal use of adjacent properties is as follows:

West: Single-family residential;
 North and Northeast: Single-family residential;
 East: Single-family residential;
 South: Single-family residential and undeveloped property.

The proposed residential development will not adversely affect current land uses on adjacent or nearby properties for the following reasons:

Existing Parcel 6 is currently used for a private, single-family residence and the rest of the preliminary plat site is a farm with a barn, a shop building, a large primary residence, and two other residences.

Only 23 single-family lots and homes will lie on the entire property of more than 116 acres (which is less than 0.2 residential lots per acre), a residential density that is lower than the surrounding residential lot densities in both the Gun-Shy Ridge residential subdivision to the east and the group of lots lying northwest of the preliminary plat site, south of NE Union Hill Road and east of 196th Ave NE.

Only four of the proposed Gunshy Manor lots (Lots 1, 2, 3, and 4) are proposed within 150 feet of any existing residential lots. These proposed lots abut Assessor's parcels 0825080083, 0825080073, and 0825080024. These proposed lots are located in the area of the site where a barn and shed exist and are proposed to be removed. Critical areas and trails (proposed Tracts A and B) abut all but these three existing residential lots adjacent to the proposed cluster residential subdivision.

- 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?

Except for existing Parcel 6, the preliminary plat site has been and is continuing to be used as working farm lands. None of the preliminary plat site has been designated by King County as agricultural or forest land of long-term

commercial significance pursuant to the Growth Management Act. The number of acres of the preliminary plat site that are in farmland or forest land tax status and will be converted to nonfarm or nonforest use has not yet been determined.

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.

On existing Parcel 1 (Assessor's Parcel No. 0825069013), there is a primary residence with an attached car port, a ±640 s.f. shop, a ±215 s.f. shed, a ±4,300 s.f. barn with an adjacent ±710 s.f. shed, a ±710 s.f. guest house with a ±190 s.f. shed, and a ±600 s.f. remodeled cabin with a small adjacent wood shed.

On existing Parcel 2 (Assessor's Parcel No. 0825069104), there are two separate run-in sheds.

On existing Parcel 6 (Assessor's Parcel No. 0825069067), there is a single-family residence and an associated detached garage and carport.

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

Yes, all of the abovementioned structures will be demolished.

e. What is the current zoning classification of the site?

Rural Area 5-P (RA-5-P) and Rural Area 5 (RA-5).

f. What is the current comprehensive plan designation of the site?

Rural Area (RA).

g. If applicable, what is the current shoreline master program designation of the site?

The 2016 King County Comprehensive Plan's "Shorelines of the State 2016" map depicts as a shoreline of the state with a "Conservancy" shoreline designation for the segment of Evans Creek on the east side of 196th Avenue that extends and flows generally from south-to-north through the south part of Lot A of BLAD18-0056. Although Evans Creek does not flow through any portion of the preliminary plat site, pursuant to King County Code Section 21A.06.1081 the Evans Creek-associated shorelands located within the preliminary plat site include the following three areas:

- (1) The area extending landward two hundred feet from the ordinary high-water mark along the east side of Evans Creek;**
- (2) The 100-year floodplain associated with Evans Creek; and**
- (3) All the wetlands that extend into the west part of Parcel 3 and slightly into the west edge of the north part of Parcel 5 that are hydraulically associated with Evans Creek.**

No work is anticipated to be performed within these shorelands.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes. King County has issued three Critical Areas Designations (CAD13-0003, May 2014; CADS14-0327, Oct 2017; and CADS18-0041, April 2018) for the Critical Areas on the project site.

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

Using the “persons per household” ratio of 2.4 people per household provided by King County Census quickfacts estimates, 2013-2017, approximately 55 people are expected to reside in the completed project.

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

The completed project may temporarily displace the residents of the three occupied existing single-family homes located within the preliminary plat site.

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

By providing 23 new single-family residential homes, displacement impacts will be more than offset.

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

The project will be developed in accordance with applicable King County development and land use codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan and applicable development regulations in effect at the time of the preliminary plat application.

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

None. There are no nearby agricultural or forested lands of long-term commercial significance.

9. Housing

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

23 single-family units of high-income housing would be provided.

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

The four existing single-family residences on the preliminary plat site would be eliminated. The principal residence on Parcel 1 is high-income housing and the other two residences on Parcel 1 (the guest house and the refurbished cabin) are low-income housing. The existing residence on Parcel 6 is middle-income housing.

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

By providing 23 single-family residential homes, the project provides net beneficial housing impacts to the community.

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?

None of the proposed structures have been designed at this time; however, the permitted base building height of future structures in the RA-5 and RA-5P zone is 40 feet (not including antennas), as prescribed by KCC 21A.12.030.A.

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

There are no known views in the immediate vicinity that will be altered or obstructed by the proposed project.

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

Landscaping will be provided around each of the proposed residences and at the entry (Tract H).

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 produced from this project will be typical of a residential development in a Rural Area environment. Light and glare from the preliminary plat site would primarily consist of decorative outdoor lighting, nighttime security lighting for each home, and headlights of motor vehicles traveling to and from the proposed residences during nighttime hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not anticipated.

- c. What existing off-site sources of light or glare may affect your proposal?
None are known.

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

The significant amount of existing vegetation and proposed mitigation plantings surrounding the proposed preliminary plat site will help control light and glare from impacting neighboring properties. The lighting for the proposed homes within the preliminary plat will be designed to be consistent with current land use regulations.

12. Recreation

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

The Evans Creek Natural Area and Sportsman, Martin, Arthur Johnson and Perrigo Parks are located nearby.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.

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

The project will provide a tract containing a private park and will also provide private

trails throughout proposed Tract A, following the alignment of the existing farm roads and a new trail connection through proposed Tract I.

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.

The Red Brick Road, a designated King County Landmark, lies within a segment of the 196th Avenue NE right-of-way from a point a short distance south of NE Union Hill Road, south to NE 55th Place. A segment of the Red Brick Road is located to the west of the westernmost edge of the preliminary plat site. No other buildings, structures, or sites located on or near the preliminary plat site that are over 45 years old are listed in national, state, or local preservation registers.

ESA has done a professional evaluation of whether the refurbished cabin on existing Parcel 1 (a structure that was initially built circa 1927) is eligible for listing in the National Register of Historic Places. The January 2018 ESA Cultural Resources Assessment report's abstract states in part:

ESA recommends the cabin Not Eligible for listing in the National Register of Historic Places (NRHP), because [i]t...neither appears to be associated with significant events (NRHP Criterion A) or people (NRHP Criterion B), [n]or represent[s] an important example of building practices within its particular context and time in history, nor feature[s] variations, evolution, or transition of a construction type (NRHP Criterion C).

The February 2018 ESA Cultural Resources Assessment report both; reiterates ESA's conclusion in ESA's January 2018 report that the cabin is not eligible for NRHP listing, and assesses the NRHP listing eligibility of the primary residence on Parcel 1 (a structure that was built circa 1941). That report's abstract states in part:

ESA recommends the circa 1927 cabin Not Eligible for listing in the National Register of Historic Places (NRHP), because it neither (1) appears to (a) be associated with significant events (NRHP Criterion A) or people (NRHP Criterion B), or (b) represent an important example of building practices within its particular context and time in history nor (2) feature variations, evolution, or transition of a construction type (NRHP Criterion C).

ESA recommends the circa 1941 primary residence Not Eligible for listing in the National Register of Historic Places (NRHP), because it neither (1) appears to (a) be associated with significant events (NRHP Criterion A) or people (NRHP Criterion B) or (b) represent an important example of building practices within its particular context and time in history nor (2) feature[s] variations, evolution, or transition of a construction type (NRHP Criterion C). Furthermore, similar to the cabin, the primary residence has been substantially remodeled and, therefore, does not retain its physical or historical integrity.

- 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.

To our knowledge; there are no landmarks, features, or other evidence of Indian or historic use or occupation of the project site. There is not any material evidence of and, except the Red Brick Road, there are no artifacts or areas of cultural importance on or near the project site except for the Red Brick Road. According to Buff Nelson, one or more members of the Nelson family have lived on and/or operated the farm on the Gunshy Manor Farm property continually since 1957 to the present and, except for the Red Brick Road, neither he nor any of the other members of the Nelson family have ever learned of any landmarks, features, or other evidence of Indian or historic use or occupation of the Gunshy Manor property or material evidence of artifacts or areas of cultural importance on or near the Gunshy Manor Farm property.

- 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.

The methods used to assess the potential impacts included GIS data analysis, WISAARD GIS data review, the Cultural Resources Assessments performed by ESA, and consultation with the Washington State Department of Archaeology and Historic Preservation.

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

If any evidence of cultural or historical resources is encountered during demolition of existing structures, during project grading, or during construction or installation of project improvements, work will be halted in the area and a state-approved archaeologist/historian will be engaged to investigate, evaluate and/or move or curate such resources, as appropriate.

14. **Transportation**

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

The project site is proposed to be accessed from NE Union Hill Road at a point near the west end of the preliminary plat's frontage on NE Union Hill Road. A private road is proposed to be constructed generally to the south of the access point and is to be used for access to the 23 proposed lots.

- 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 nearest transit stop is located at the intersection of NE Union Hill Road and 178th Place NE, approximately 1.4 miles to the west of the north end of the project site.

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

The completed project will provide a minimum of four off-street parking spaces per home. With the 23 proposed homes, a total of at least 92 parking spaces are planned to be created.

- 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).

The only improvement to existing roads, streets, pedestrian, bicycle, or state transportation facilities required for the proposed project is construction of a shoulder, ditch and walkway improvement within the road right-of-way margin along the south side of NE Union Hill Road from the west edge of the proposed private access road's intersection with NE Union Hill Road, west to the Lake Washington School District's school bus stop location near NE Union Hill Road's intersection with 199th Avenue NE (a private road), and east from the proposed access point to the existing site driveway. That improvement will be a public improvement within the right-of-way.

- 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?

Using the ITE Trip Generation 10th Ed (2017), Transpo Group has estimated that the 23 proposed single-family homes will generate 189 net new average daily trips from the preliminary plat site. Transpo Group's traffic counts and traffic calculations indicate that AM and PM peak hour traffic at the project's intersection with NE Union Hill Road will occur at approximately 8 am and 5 pm, respectively. For further details, please see Transpo Group's November 29, 2018 Gunshy Manor Site Access Analysis memorandum and attachments.

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

No.

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

The proposed private access road will be designed and constructed per applicable provisions of the 2016 King County Road Design and Construction Standards, taking into account any variances and other determinations approved or issued by the County.

15. Public Services

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

The proposed residential subdivision development would result in an increased need for public services to include fire protection, police protection, health care, and schools. The additional need would be commensurate with the addition of 23 single-family homes to the service areas for the listed services.

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

This increase in demand on public services will be offset by impact fees, levies, and taxes required to be paid by the applicant as part of this

development and by future home owners. Also the proposal has been designed in a manner that will provide adequate access for fire, medic, and police vehicles.

16. Utilities

a. Circle utilities currently available at the site:

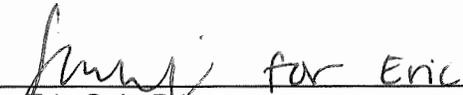
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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.

Septic Waste: Individual, on-site sewage systems on each proposed lot.
Water: Union Hill Water Association
Electric Power: Puget Sound Energy
Gas: Puget Sound Energy
Telephone: Frontier Communications
Fire Protection: King County Fire District 34

C. Signature

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:  for Eric
Name of signee: Eric G. LaBrie
Position and Agency/Organization: President, ESM Consulting Engineers LLC
Date Submitted: June 2019

