



# SEPA CHECKLIST

## 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 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 NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## A. Background

1. Name of proposed project, if applicable:

*Preliminary Plat and Cluster Development of **Fay Ridge***

2. Name of applicant:

*J-P Wallace Azure NW, LLC*

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

Owner

*J-P Wallace Azure NW, LLC  
33400 8<sup>th</sup> Ave. S., Suite 230  
Federal Way, WA 98003*

Contact:

*Toni Cavalli, Land Development Manager, Toni.Cavalli@azurenw.com, 253.517.8541  
Tom Young, Principal, Tom.Young@azurenw.com, 253.517.8188*

Agent:

*Barghausen Consulting Engineers  
18215-72nd Avenue South  
Kent, WA 98032*

Contact:

*H. George Newman, AICP, Sr. Project Manager, gnewman@barghausen.co  
(425) 251-6222*

4. Date checklist prepared:

*February 15, 2021*

5. Agency requesting checklist:

*King County DPER*

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

*Subsequent to Preliminary Plat approval, plat construction plans will be submitted to DPER. Clearing and road construction is likely to begin in early 2022. At this time, there are no plans to phase the project. Construction of the project is expected to take 10-12 months for site development/plat recording and another 24 to 36 months for home construction.*

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

*There is a potential 6 lot plat to the north which would be developed by a separate owner known as Franklin Farms. Fay Ridge will provide a road stub to the Franklin Farms to provide for future access.*

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

- *Fay Ridge Technical Information Report (TIR) including Level 1 Downstream Drainage Analysis dated February 11, 2021*
- *Preliminary Plat, Preliminary Road & Drainage Plan and Preliminary Water Plan dated February 11, 2021*
- *Geotechnical Engineering Study- Proposed Fay Ridge Subdivision prepared by Earth Solutions NW, LLC dated April 9, 2020*
- *Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants dated February 11, 2021*
- *Traffic Impact Analysis report prepared by Transpo Group including Safe Walking Conditions Assessment dated February 9, 2021*
- *Washington State Department of Archeology and Historic Preservation WISAARD map of the subject property dated December 6, 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.

No.

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

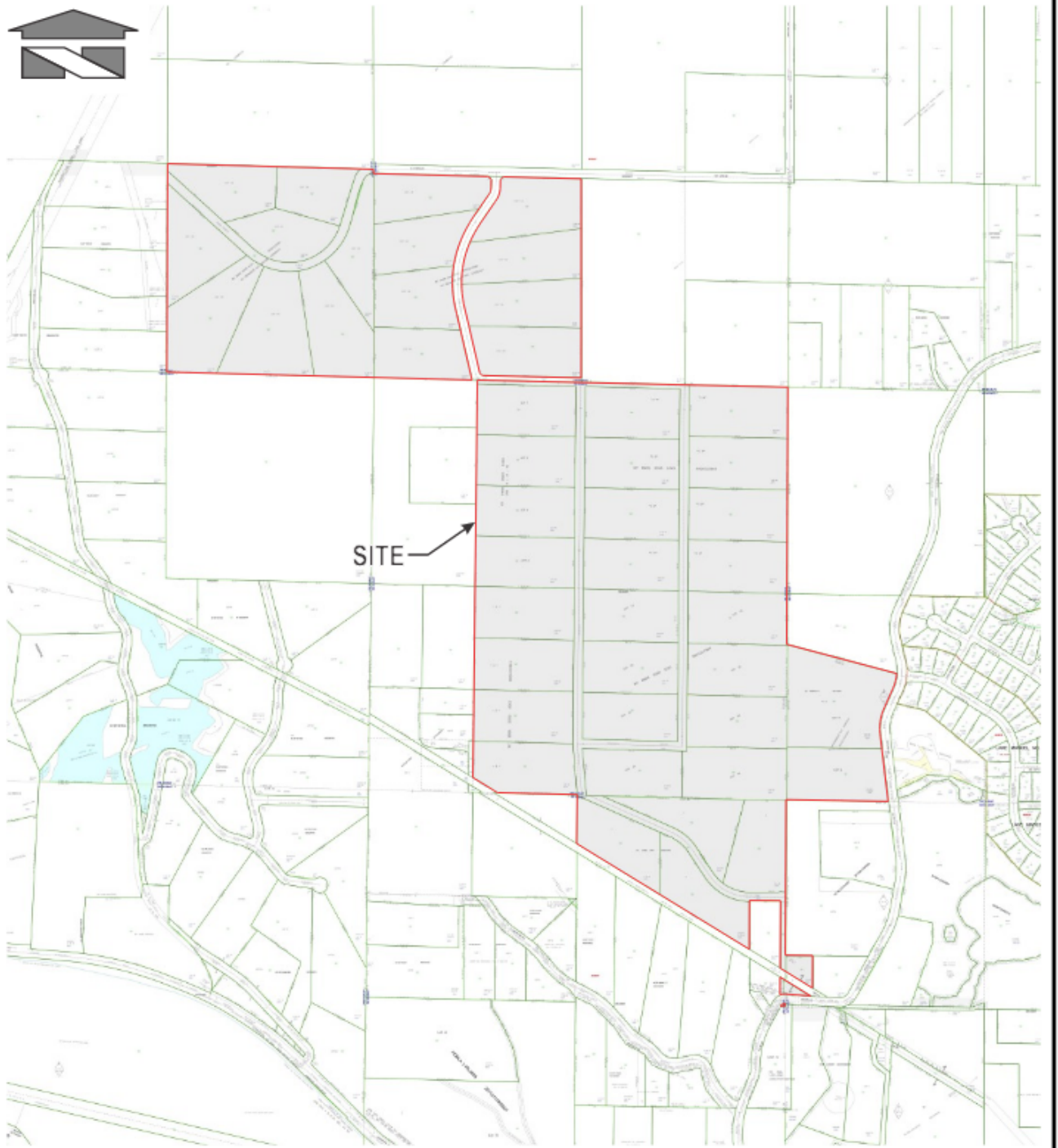
- *Preliminary plat approval*
- *Road Variance*
- *Construction plan approvals (water, septic, roads, storm, and grading)*
- *Ancillary construction permits including grading permits*
- *State Department of Natural Resources Forest Practice Permit*
- *State Department of Ecology NPDES Permit*
- *Final plat approval*
- *Building permits for residential homes*

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 project involves the subdivision of 206.3 acres (excluding the 30.6 acres in adjacent Franklin Farm) into 41 detached single-family lots and 11 common area tracts, utilizing the clustered development approach set forth in KCC 21A.14.050. All lots will take access from a private road designed to King County Rural Minor Access standards which will connect to Fay Road.*

*All of the lots are greater than 2.5 acres and will have sufficient area to accommodate a desirable building pad area that and adequate septic system drainfield. Approximately 70 acres, or 34% of the gross site area will remain undeveloped in common open space and critical area tracts.*

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.



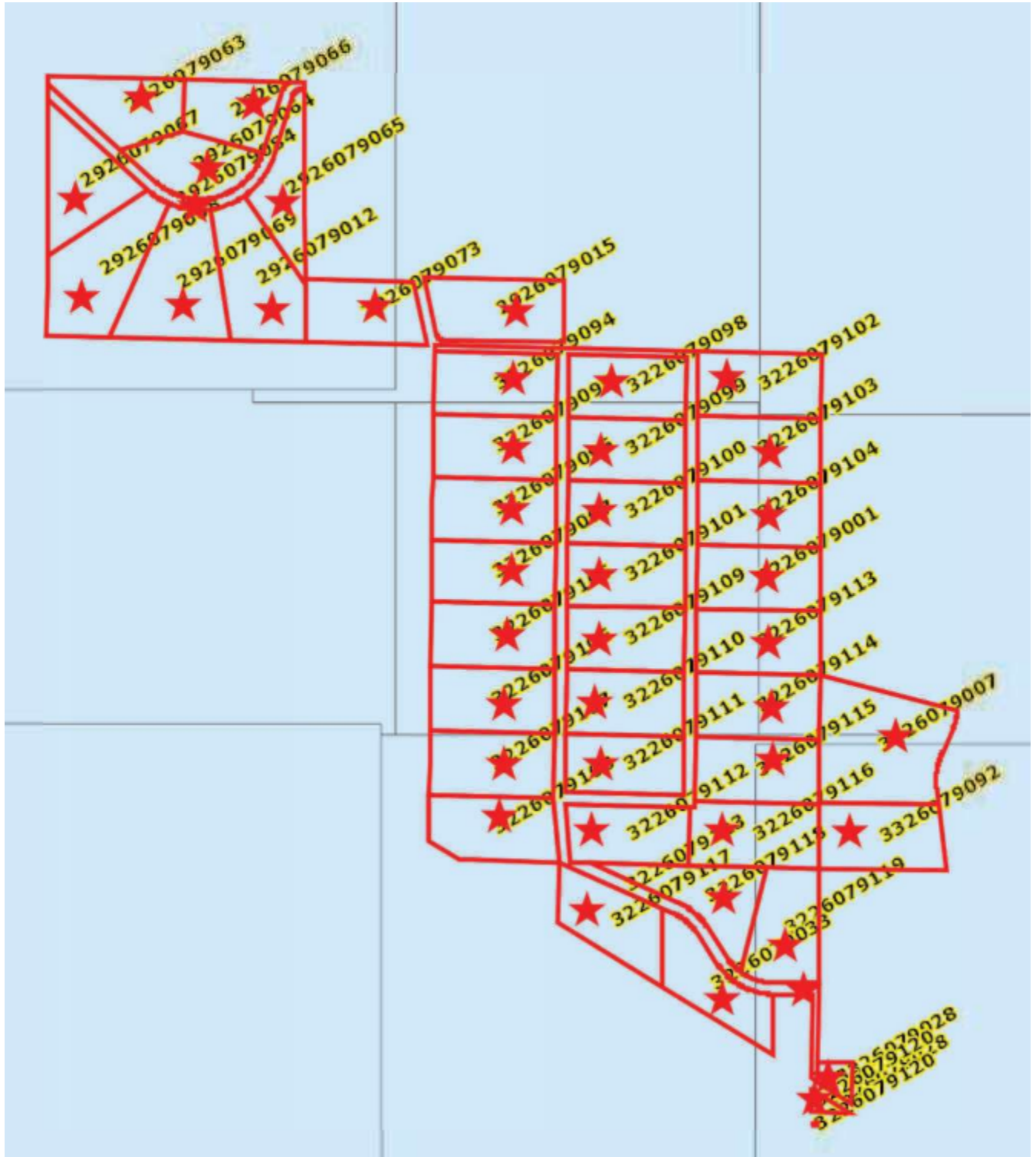
REFERENCE: King County Department of Assessments (May 2018)

Scale: Horizontal: <i>N.T.S.</i> Vertical: <i>N/A</i>	<i>For:</i> <b>Fay Ridge King County, Washington</b>	Job Number <b>21090</b>
 <b>Barghausen Consulting Engineers, Inc.</b> 18215 72nd Avenue South Kent, WA 98032 425.251.6222 <b>barghausen.com</b>	<i>Title:</i> <b>ASSESSOR MAP</b>	<b>DATE: 02/08/21</b>

P:\21090\21090\evh\h\l\m\rank\l\21090\_aman\_rdr

Portions of Sections 29, 32 & 33, Twp. 26 N, Rng. 07 E, WM

The subject property is in portions of Sections 29, 32 &33, Twp. 26 N, Rng. 07 E, WM, generally located and generally located west of Fay Road NE in unincorporated King County, generally west, south and north of 10521 Fay Road NE. The assemblage contains 44 tax parcels as identified below.



## B. Environmental Elements

### 1. Earth

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

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

*Site topography can be characterized as hilly with steepest slopes estimated as greater than 40%. Elevations range from 450 to 630, culminating in two hilltops in the center of the site. The grade slopes away from these two high points to the site boundary in all directions.*

- 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.

*Based on the King County Soil Survey (U.S. Department of Agriculture, 1992) the site consists of a mixture of Tokul Gravelly medial loam, Ragnar-Lynwood complex, Typic Haplorthods, and Barneston gravelly ashy coarse sandy loam.*

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

*None known.*

- 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.

*A preliminary grading and drainage plan has been prepared for this project (Sheets 3-8 of 19 of the preliminary plat plan set). The site will have a balanced 52,000 cubic yards of cut and fill for roads, drainage facilities and lot pads.*

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

*Yes. Soil erosion could occur as a result of the site clearing, excavation, and grading activities once soils are exposed to rainfall. However, as required by King County Code, a Temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared and implemented to mitigate for such erosion potential. This will include: stabilized construction entrances, perimeter runoff control, cover practices, sedimentation facilities, and construction sequencing.*

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

*The new impervious area on the site will be limited to the access road that will be built to provide access to the new lots on site. Rooftop areas and driveways will be constructed at a future time but are not a part of the proposed construction of this project. New pervious areas created by the cut and fill of the access road will also be created and routed to*

*dispersion areas on site which will provide both flow control and water quality for the developed surfaces.*

*The total on-site impervious surface (roadways) will be approximately 4.25 acres, or approximately 2% of the site area (206.3 acres). Maximum impervious area per lot in the RA-2.5 zone is 20%. Drainage on individual lots will be on-site infiltration based on BMPs to be applied at the time of building permit applications.*

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

*The site is located outside of the Urban Growth Boundary and thus is required to meet the LID performance standard for its flow control facilities. In order to achieve this standard the site has opted to use the full dispersion BMP for all proposed surfaces.*

*All applicable BMPs and other typical and necessary TESC measures will be implemented and maintained during the plat construction and home building phases. An NPDES permit will be acquired and the site will be monitored during the entire build-out phase of the plat.*

## **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.

*During plat and home construction, emissions from construction equipment and vehicles will occur on a temporary basis. When houses are completed, there will be emissions generated from automobile and service truck traffic, along with other typical machinery used in single-family neighborhoods.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*Known none.*

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

*All construction equipment will be equipped to comply with all applicable air-quality regulations. Dust will be controlled during the dry season with water trucks. Gas fireplaces will be used in accordance with requirements of the Puget Sound Air Quality Board.*

## **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.

*Yes. The site assessment identified and delineated seven potentially-regulated onsite wetlands (Wetlands A-F, and I) and the ordinary-high water (OHW) of one potentially-regulated stream (Stream Z). Additionally, two offsite wetlands (Offsite Wetlands G and H) were identified within 300 feet of the study area. Per King County Code (KCC)*

21A.24.325.A.1, Wetlands C, F and G are Category III wetlands with moderate habitat scores of 6 or 7 points, subject to a 110-foot buffer based on the proposed moderate land use intensity. Wetlands D and E are Category III wetlands with a low habitat score of 5 points and subject to 60-foot buffers. Wetlands A, B, H, and I are Category IV wetlands subject to a standard 40-foot buffer. Given the distance Wetland H is from the site, the buffer associated with Wetland H is not anticipated to project onto the subject property. Stream Z is a Type N stream located outside of the urban growth area (UGA) and subject to a standard 65-foot buffer per KCC 21A.24.358.C.2. No other potentially-regulated wetlands, aquatic areas, or fish and wildlife habitat were identified within 300 feet of the future project area.

*Please refer to Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants dated February 11, 2021*

- 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 41-lot single-family residential development of the site with utilities, roadways, and associated infrastructure will have a total of 13 of these lots encumbered by the identified critical areas and/or associated buffers and will have Critical Areas Designation (CAD).*

*The project was carefully designed to fully utilize the developable upland area onsite, and all direct impacts are avoided. However, the County will require half frontage improvements (construction of a sidewalk, curb, gutters, and landscaping) along the western side of Fay Road Northeast adjacent to Wetlands A and B. As such, 481 square feet of direct impacts to Wetland B and additional 1,401 square feet of buffer impacts associated with Wetlands A and B are necessary and unavoidable to meet the frontage requirements. Additionally, providing safe access to the site from Fay Road Northeast will require minor buffer averaging for the buffer associated with Wetland I as allowed per KCC 21A.24.325.B to avoid direct impacts to Wetland I. Minor buffer decrease will occur along the northern portion of the buffer to construct a rock retaining wall to support the access road. The proposed buffer averaging plan will result in 1,579 square feet of buffer decrease and 1,870 square feet of buffer increase, resulting in a net increase of 291 square feet of functional buffer area. To minimize temporary impacts, all appropriate best management practices (BMPs) and temporary erosion and sediment control (TESC) measures will be implemented throughout the course of construction.*

*Mitigation for the direct impacts to Wetland B and buffer impacts associated with Wetlands A and B are proposed to be provided through the purchase of mitigation bank credits from the Snohomish Basin Wetland Mitigation Bank (SBMB). Additionally, the proposed wetland buffer averaging will result in a net gain of functional buffer area. Overall, the proposed project will likely result in a net increase in ecological functions within the Snohomish River watershed (Water Resource Inventory Area 7) when compared to the existing degraded conditions of the wetland and buffers proposed to be impacted.*

- 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.*

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

*No. Public water will be provided by Water District 119.*

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

*No.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*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.

*No. The project will be served by public water service from Water District 119. The project will not involve any groundwater withdrawals. Individual on-site septic systems will be approved by the King County Health Department. No discharges to the groundwater aquifer are proposed.*

- 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.

*Domestic sewage septic tank-drainfield systems will be utilized on the individual lots and designed to King County Health Department standards.*

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.

*Construction on site will include an access road, three cul-de-sacs, a conveyance ditch along the road, an entry roundabout and gate, and dispersion facilities. Stormwater catchbasins will be installed in the roadside ditch to convey runoff to the dispersion facilities and a watermain line will be installed through the access road stemming from Fay Road NE. Frontage improvements will include a pavement widening of 7' along the Fay Road NE frontage of the site.*

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

*Under developed conditions, stormwater from the plat's access road will be treated and infiltrated onsite. Stormwater from the entry road will be treated and infiltrated onsite using a narrow grass filter strips that flow to bioretention swales alongside the road. The bioretention swales will be designed to infiltrate up to the 100-year storm. Runoff from proposed lots will be managed with flow control BMPs, focusing on dispersion and infiltration-based mitigations. Stormwater released from the site, including potential overflow from proposed flow control BMPs, will be directed to the site's natural discharge location in the surrounding forested drainage course that leads to the South Fork Snoqualmie River.*

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

*Stormwater runoff generated in the existing condition flows offsite to the boundaries from the central highpoints on the two hills. This results in 7 separate threshold discharge areas between two major drainage basins that flow to the different sides of the site. The site is outside of the urban growth boundary and must show compliance with the LID performance standard. As such the site will satisfy both the Flow Control and Water Quality standards through the use of full dispersion.*

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

*Drainage designs are based on the 2016 King County Surface Water Design Manual (KCSWDM).*

*All runoff is required to meet the LID performance standards. The site is also bound by the Conservation Flow Control standard matching historical flow durations of 50% of the 2-yr through the 50-yr durations and matching the historic 2-yr, 10-yr, and 100-yr peaks. The LID standard is more restrictive so water quality and the site Flow Control will be met through the Full Dispersion BMP.*

*For a more detailed discussion, please refer to the Preliminary Technical Information Report for Fay Ridge dated February 11, 2021.*

#### 4. Plants

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

deciduous tree: alder, maple, aspen, other : black cottonwood  
 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 salmonberry  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

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

*The site consists of undeveloped forested areas dominated by a mixed canopy of red alder (*Alnus rubra*), bigleaf maple (*Acer macrophyllum*), western red cedar (*Thuja plicata*), and Douglas fir (*Pseudotsuga menziesii*) with an understory of salmonberry (*Rubus spectabilis*), western swordfern (*Polystichum munitum*), and youth-on-age (*Tolmeia menziesii*).*

*To achieve the grading required for roads and building envelope grades, only these areas will be cleared. Please see the preliminary grading and drainage plan, Sheet 3 of 6.*

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

*None to our knowledge.*

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

*Approximately 70 acres or 34% of the site will remain in common open space tracts. Tracts A, C, D, F, J AND K will be restricted as Critical Area Tracts.*

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

*Invasive species identified on-site are Himalayan blackberry and reed canary grass.*

## 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:

  X   birds: hawk, heron, eagle, songbirds, other: crow, robin, black-capped chickadee  
  X   mammals: deer, bear, elk, beaver, other: squirrels, raccoon, coyote  
       fish: bass, salmon, trout, herring, shellfish, other                                   

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

*The WDFW SalmonScape map identifies the potential presence of coho, fall chinook, pink, and winter steelhead in the potential stream identified on the eastern portion of the site; it should be noted that DNR classifies this potential stream as a Type N water. Similarly, DNR classifies the potential stream on the northwest corner of the site as a Type F water; however, SalmonScape does not identify any documented or potential salmonids in this area. The WDFW PHS map (Appendix C8) identifies the potential presence of wetlands in the same location as the wetlands mapped by NWI. No other priority habitats or species are identified on or within 300 feet of the subject property.*

*No potential elk presence is identified by WDFW on or in the immediate vicinity of the subject property. After Soundview Consultants walked several transects throughout the site, no evidence of elk use (direct observations via site or sound, antler sheds, elk tracks and/or scat) was observed on the subject property. While some game trails were identified onsite, they appeared to be associated with mammals more commonly found in the urban-rural interface of Western Washington, including black-tailed deer (*Odocoileus hemionus columbianus*), coyote (*Canis latrans*), and raccoon (*Procyon lotor*). Therefore, elk do not appear to be utilizing the site at this time. No critical fish or wildlife habitats or species were observed on the subject property during the site investigations.*

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

*Yes. It is our understanding that the site is located in the "Western Flyway" migration route.*

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

*Approximately 70 acres or 34% of the site will remain in common open space tracts. Tracts A, C, D, F, J AND K will be restricted as Critical Area Tracts. This includes the as wetland and stream buffers and mitigation as proposed in the Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants dated February 11, 2021.*

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

*None known.*

## **6. Energy and natural resources**

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

*Each lot will require electrical power and natural gas service. This will be provided by Puget Spound Energy.*

- 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:

*All future homes will be designed and constructed in accordance with the Washington State Energy Code as adopted by King County.*

## **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.

*Unlikely. However, during construction there is always the risk of an accident involving construction equipment and hazardous or flammable materials during home construction. These risks are common to all construction sites.*

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

*None known.*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

*All construction and materials handling will be in accordance with applicable laws including OSHA safety regulations.*

- 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 projected during construction and ultimate residential use of the property.*

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

*No special emergency services are associated with this single-family neighborhood. Standard fire or medical emergency response will be provided by Duvall-King County Fire District No. 45 including fire suppression, emergency medical services, technical rescue, and hazardous materials response and water rescue.*

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

*State regulations regarding safety and handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where risk to entering surface water is minimized.*

b. Noise

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

*Existing sources of noise in the immediate area is traffic on Fay Road.*

- 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.

*During the construction phase there will be short term impacts to noise levels from the operation of heavy equipment and truck traffic, as well as contractor tools. These impacts will be generated only during the hours of operation and will terminate permanently upon completion of construction. Upon occupancy of the homes, there will be added noise impacts from residential vehicles and activities, consistent with what is existing in this rural residential area.*

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

*All equipment and construction operations, including hours of operation, will comply with applicable King County noise ordinances.*

## 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 subject property currently consists of undeveloped forested areas and previously logged areas. The subject property abuts a portion of Fay Road Northeast, undeveloped forest, single-family residences, and a farm to the east; undeveloped forested areas to the north; a portion of 302nd Avenue Northeast, undeveloped forested areas, and single-family residences to the west; and a powerline easement and single-family residences to the south.*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.

*Yes. Portions of the property have been logged in the past but it is not currently serving as a working forest land.*

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?

*Approximately 70 acres or 34% of the site will remain in common open space tracts. Tracts A, C, D, F, J AND K will be restricted as Critical Area Tracts.*

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?

*None. King County Tax Levy Code 6440.*

- 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:

*There are no other known contiguous tree farms in the immediate vicinity.*

- c. Describe any structures on the site.

*There are no structures on the site.*

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

*No.*

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

*The site is zoned RA-5 (one unit per 5 acres). There are no P-suffix or Special District Overlay (SO) conditions currently associated with these parcels.*

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

*The King County Comprehensive Plan designation for the site is Rural ra.*

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

*Not applicable.*

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

*Yes. The site assessment identified and delineated seven potentially-regulated onsite wetlands (Wetlands A-F, and I) and the ordinary-high water (OHW) of one potentially-regulated stream (Stream Z). Additionally, two offsite wetlands (Offsite Wetlands G and H) were identified within 300 feet of the study area. Per King County Code (KCC) 21A.24.325.A.1, Wetlands C, F and G are Category III wetlands with moderate habitat scores of 6 or 7 points, subject to a 110-foot buffer based on the proposed moderate land use intensity. Wetlands D and E are Category III wetlands with a low habitat score of 5 points and subject to 60-foot buffers. Wetlands A, B, H, and I are Category IV wetlands subject to a standard 40-foot buffer. Given the distance Wetland H is from the site, the buffer associated with Wetland H is not anticipated to project onto the subject property. Stream Z is a Type N stream located outside of the urban growth area (UGA) and subject to a standard 65-foot buffer per KCC 21A.24.358.C.2. No other potentially-regulated wetlands, aquatic areas, or fish and wildlife habitat were identified within 300 feet of the future project area.*

*Please refer to Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants dated February 11, 2021*

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

*The 41 detached single-family homes to be constructed on the proposed 41 lots that are expected to provide occupancy 99 new residents after all homes are built. This assumes an average of 2.4 persons per household based on 2010 King County census). This number will vary depending on house size.*

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

*None.*

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

*None.*

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

*The proposal has been designed to be consistent with zoning and clustered development standards set forth in KCC 21A.14.040.*

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

*There are no other known contiguous tree farms in the immediate vicinity.*

## 9. Housing

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

*The 41 detached single-family homes to be constructed on the proposed 41 lots will create market rate housing in the middle to upper income range.*

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

*None.*

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

*None are proposed or required.*

## 10. Aesthetics

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

*The tallest structure would be a single-family home, which has a maximum height as established in the zoning code of 40 feet.*

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

*Some views will be altered by clearing for roads and lot pads. However, 70 acres or 34% of the site will be preserved in its natural state.*

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

*All future homes within the project will be subject to the King County building design standards at the time of building permit review. In addition, the new homes to be built in this project will be single-family residences compatible with the nearby residential community of Kentlake Highlands. Landscaping, open space, and recreational improvements will be provided to enhance this future neighborhood.*

## 11. Light and glare

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

*Construction is expected to be in the daytime hours only. During night time there may be streetlight illumination if street lighting is proposed and car headlights. In addition, both interior and exterior lighting in houses typically found in single-family subdivisions.*

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

*No.*

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



None.

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

*All lighting related to streetlights, if utilized, and houses will be designed in accordance with County code regulations to avoid impact to adjacent properties. Due to the open space areas and large lots provided within the project, light and glare from the internal streets will be screened in many locations, therefore reducing impacts.*

## 12. Recreation

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

*King County Parks and recreational areas nearby include: Lake Joy Park and Moss Lake Natural Area are a few miles away to the east; Chinook Bend Natural Area is a few miles to the south near the City of Carnation; and Duvall Park close to the City of Duvall.*

- 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:

*This site is zoned RA-5, therefore no recreation space is required. 70 acres of common open space are provided for passive recreation.*

## 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

*No.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

*None known.*

- 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 Washington State Department of Archeology and Historic Preservation has a research mapping tool referred to as the WISAARD. The WISAARD is the state's digital repository for architectural and archaeological resources and reports. Searching the database and data entry are its main functions. Based on the WISAARD map produced for the subject property, the majority is categorized as "Survey contingent upon project*

parameters, Low Risk". Some portions are designated "Moderately Low Risk" or "Moderate Risk".

- 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.

*None required.*

#### **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.

*As proposed, vehicular access would be provided via Fay Road NE, approximately 336 feet south of NE 110th Street, the nearest adjacent intersection.*

*SR 203 is a 2-lane, north-south principal arterial (oriented as east-west at Fay Road NE) with a posted speed limit of 50 miles per hour (mph). NE 124th Street west of SR 203 is a 2-lane, east-west principal arterial with a posted speed limit of 45 mph. West of SR 203, NE 124th Street is a 2-lane local access street with a posted speed limit of 25 mph. Fay Road NE is a 2-lane, collector arterial with a posted speed limit of 25 mph. The southbound approach of Fay Road NE at SR 203 is controlled with a stop sign. The southbound approach includes a shared left-/right-turn lane.*

- 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?

*Limited transit opportunities are available in the vicinity of the project site. The nearest transit stop is located just over a mile northeast of the project site along NE Big Rock Road. The Valley Shuttle serviced by Snoqualmie Valley Transportation is served at this stop and provides weekday service from 6 a.m. to 8 p.m. between the Cities of Duvall and North Bend. This shuttle may be used by commuting residents of the proposed development.*

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

*Each single family residence will be required to have a minimum of two off-street parking spaces.*

- 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).

*Yes. A new private road cul-de-sac (Road A) will be designed and constructed with a road variance from King County standards. Under developed conditions, stormwater from the plat's access road will be treated and infiltrated onsite. Stormwater from the entry road will be treated and infiltrated onsite using a narrow grass filter strips that flow to bioretention swales alongside the road. Frontage improvements on 436th Avenue SE will be determined by King County.*

- 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?

*The proposed project is anticipated to generate 444 new daily vehicle trips, including 35 new AM peak hour trips and 47 new PM peak hour trips. Please refer to the Traffic Impact Analysis prepared by The Transpo Group including Safe Walking Conditions Assessment dated February 9, 2021.*

- 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:

*Proposed Fay Ridge is located within the Woodinville/Duvall travel shed which currently passes the King County concurrency standard. The mitigation payment system (MPS) has been discontinued so MPS fees are no longer collected.*

*Safe walking conditions and a school bus stop location have been coordinated with Riverview School District (RSD). Busing would be provided for students attending all of these schools. Ms. Warren indicated that the nearest school bus stop would be located on Fay Road NE at the site access intersection.*

*Safe walking conditions will exist between each residential lot and this future bus stop. New roadways within Fay Ridge will be rural subaccesses with 28 feet of roadway width or rural minor accesses with 24 feet of roadway width. With a typical traveled way of 20 feet for both roadway classifications, with striping, at least 4-6 feet of paved shoulder width would be delineated on one side of each roadway to facilitate pedestrian travel.*

## 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 future construction of homes on each of the 41 lots will result in a proportional need for public services normally associated with single-family development such as police, fire, health care, schools, postal service, garbage service, etc.*

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

*Building the on-site roads to public standards will provide an acceptable means of access for any needed public services to existing lots. Property tax revenue will assist with offsetting the proportional impact on public services. Current school impact fees required*

by the Riverview School District are \$9,288 per single family lot. Mitigation fees will be collected at the time of building permit for individual lots to offset school impacts.

## 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.

*The following is a list of the anticipated utility purveyors:*

- Electricity - Puget Sound Energy
- Natural Gas - Puget Sound Energy
- Water - Water District 119
- Sewer - On-site septic
- Telephone - Qwest Communications
- Cable - Comcast

*All utilities are available to serve the site.*

## 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: 

Name of signee H. George Newman, AICP

Position and Agency/Organization Sr. Project Manager, Barghausen Consulting Engineers

Date Submitted: February 16, 2021