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 Three Rivers Estates with Shoreline Substantial Development Permit

2. Name of applicant:

   Kusak Tree Farm, LLC

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

   **Owner/ Applicant**
   Kusak Tree Farm, LLC
   3910-46th Avenue S.
   Seattle, WA 98118
   Contact: Tony Kusak
   tony.kusak@cushwake.com

   **Agent**
   Barghausen Consulting Engineers
   18215-72nd Avenue South
   Kent, WA 98032
   Contact: H. George Newman, AICP
   gnewman@barghausen.co
   (425) 251-6222

4. Date checklist prepared:

   January 25, 2018

5. Agency requesting checklist:

   King County DPER

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

   Subsequent to Preliminary Plat and Shoreline Substantial Development Permit approval, plat construction plans will be submitted to DPER. Clearing and road construction is likely to begin in late 2019 or early 2020. 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 are no plans for future additions.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
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
- Shoreline Substantial Development Permit
- Construction plan approvals (water, sewer, roads, storm, and grading)
- Ancillary construction permits including grading permits
- Department of Natural Resources Forest Practice Permit
- 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 55.08 acres into 11 detached single-family lots and 3 common area tracts, utilizing the clustered development approach set forth in KCC 21A.14.050. All lots will take access from a private road cul-de-sac designed to King County Rural Minor Access standards.

Approximately 33.5 acres, 61% of the gross site area will remain undeveloped in common open space and critical area tracts. Tract B is the common Critical Area tract and Tracts A & C are the common Open Space Tracts.

Sallal Water District has provided a Certificate of Water Availability dated November 15, 2017 and On-site septic permit applications have been submitted to the King County Health Department.

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 subject property is in Sec. 4, Twp. 21 N, Rng. 06 E, WM, generally located along the west side of 436th Avenue Southeast, near the intersection with Southeast 147th Lane, in the North Bend area of unincorporated King County, Washington.

Sec. 4, Twp. 21 N, Rng. 06 E, WM

There are no assigned addresses in the King County Assessor data for the two parcels (042106-9008 and 042106-9011) highlighted in the figure above. However, the general location can be described as located south of SE 296th Street and east of 219th Avenue SE in unincorporated King County.
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 generally flat, with total elevation change of
   approximately feet or less across the site. The elevation of the site ranges from about 478
   feet (NAVD 88) in the northwest corner to 500 feet in the southeast corner of the property.

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 Si silt loam (Hydrologic Soil Group C), Edgwick silt loam (Hydrologic Soil
   Group B) and Pilchuck loamy fine sand (Hydrologic Soil Group A). The KCSWDM requires
   that these soil series be model as till if underlain by a glacial till layer or if a high seasonal
   water table is present. Neither of these conditions was identified by an onsite soils
   investigation (Earth Solutions NW, January 3, 2018).

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

   No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of
   any filling, excavation, and grading proposed. Indicate source of fill.

   A preliminary grading and drainage plan has been prepared for this project (Sheets 3 of 6
   of the preliminary plat plan set). The site will have limited grading estimated at a balanced
   11,000 cubic yards of cut and fill. We anticipate the on-site structural grading to
   reasonably balance for the rural access cul-de-sac and the infiltration ponds. The on-site
   stripings (topsoil) will either be spread on the finished lots and/or exported off site, along
   with any excess structural material that cannot be used on site. Aggregate materials used
   for construction of the roads and infrastructure, as well as for house foundations, will be
   imported as needed from nearby available sources.

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 total on-site impervious surface (roadways) will be approximately 1.28 acres, or approximately 2% of the site area (55.08 acres). Maximum impervious area per lot in the RA-2.5 zone is 25%. 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:

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.

Yes. The site is less than a quarter mile from Interstate-90, a relatively high concentration of vehicular traffic and a source of emissions from vehicles.

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 is bordered on the south by the South Fork of the Snoqualmie River. No wetlands were identified on the property during the reconnaissance as discussed in the Critical Area Reconnaissance Report for Kusak Tree Farm prepared by Altmann Oliver Associates, LLC dated October 21, 2013. The South Fork of the Snoqualmie River is a Type S Aquatic Area that requires a standard 165-foot buffer plus 15-foot building setback.
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.
   
   No.

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.

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

   No. The road construction, infiltration ponds and building footprints will all be outside of the 100-year floodplain.

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

   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 the Sallal Water Association. The project will not involve any groundwater withdrawals. Individual onsite 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.

Based on King County’s Flow Control Applications Map, conservation flow control standards (Level 2 flow control) are required. There are no significant drainage complaints filed within the past ten years or obvious drainage-related problems that were observed in the downstream system (Section 3 of this TIR). Adopting conservation flow control standards will ensure that hydrologic conditions on and downstream from the site would not be degraded.

Under developed conditions, stormwater from the plat’s access road will be collected, treated and infiltrated onsite. Stormwater from the proposed lots will be managed with flow control BMPs, likely focusing on dispersion and infiltration-based mitigations. Stormwater released from the site, including potential overflow from proposed stormwater infiltration ponds, will be directed to the site’s natural discharge location in the surrounding forested drainage course that leads to the South Fork Snoqualmie River.

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

All stormwater will be collected and conveyed to the 2 open infiltration pond facilities. These proposed stormwater facilities are designed to be as compact as possible, while providing adequate storage capacity. The infiltration ponds with bioswales will allow water to infiltrate into the site without needing to pipe an outfall into the buffer of the South Fork of the Snoqualmie River. This infiltration will maintain the groundwater and hydrologic regime of the site, minimizing any impact to the river.

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

No.

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

The project will be designed in accordance with all applicable storm drainage regulations of King County and other agencies to mitigate the impacts of surface water drainage. This will include all necessary erosion control measures during construction as well as construction of an on-site and off-site collection/conveyance system for stormwater as well as a water quality and detention facilities. For a more detailed discussion, please refer to the Preliminary Technical Information Report for Three Rivers Estates prepared by Barghausen Consulting Engineers dated January 25, 2018.

4. Plants

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

   - X deciduous tree: alder, maple, aspen, other: black cottonwood
   - X evergreen tree: fir, cedar, pine, other
   - X shrubs
   - grass
   - pasture
b. What kind and amount of vegetation will be removed or altered?

The site consists of a managed tree farm dominated primarily by Douglas fir (Pseudotsuga menziesii), sword fern (Polystichum munitum), and trailing blackberry (Rubus ursinus). Additional vegetation included salmonberry (Rubus spectabilis), Indian plum (Oemleria cerasiformis), red elderberry (Sambucus racemosa), Himalayan blackberry (Rubus armeniacus), snowberry (Symphoricarpos albus), and bracken fern (Pteridium aquilinum). No hydrophytic plant communities were observed on the site.

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

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:

More than 61% of the 50.08 acres will be left undisturbed and protected in the common open space and 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.

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 South Fork of the Snoqualmie River is documented habitat for several fish species including nearly all native species of both Rainbow and Coastal Cutthroat trout.

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:
Providing 61% the site, 33.5 acres, in common Critical Area and Open Space tracts with emphasis on river protection will provide the opportunity for continued wildlife habitat.

Elk. Elk have been observed on the property. According to the Washington State Department of Fish and Wildlife (WDFW) CIS data, the property is mapped as “elk habitat includes resident and winter migratory elk”. During the building permitting phase, DPER may require that a habitat management plan be submitted for final approval.

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 power and natural gas service. Natural gas will likely be the primary source for heating and hot water.

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 Eastside Fire & Rescue to provide fire and emergency services 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 are residential automobile traffic, service trucks, and home care activities, as well as regional urban noises commonly found in population centers. Specific traffic noise sources in the immediate vicinity are the I-5 corridor to the north.

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 already found in the surrounding community.

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 site is undeveloped, with vegetation comprised of mature trees and brush. The site is bordered to the north by Cascade Golf Course, to the east by 436th Avenue Southeast, to the south by the South Fork of the Snoqualmie River, and to the west by single-family residences and open undeveloped areas.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. **Yes. This has been a tree farm. The last selective logging was conducted in 2013.** 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? **30.5 acres or 61% of the site will remain in common open space tracts. Tract B will be restricted as a Critical Area Tract.** Approximately 24.5 acres will be in residential lots with limited clearing along with the rural access road. 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? **Approximately 24.5 acres.**

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 contiguous tree farms. This is isolated from other forestry areas south of the Snoqualmie River.*

c. Describe any structures on the site.

*There are no remaining 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-2.5 (one unit per 2.5 acres) with the one westerly parcel zoned RA-5 SO (P# 222308-9055). The westerly parcel is 44,199 SF, or 1.01 acres, which represents only 1.8% of the total gross site area and will be contained in Critical Area Tract B with a small portion in open space Tract C.*

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

*The King County Comprehensive Plan designation for the site is Rural ra and the property is within the Snoqualmie Community Plan.*

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

*South Fork of the Snoqualmie River is designated Conservancy.*

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

**Yes. A Critical Areas Designation was issued on April 8, 2014.**

*Critical Aquifer Recharge Area- The subject parcels are within a Category II Critical Aquifer Recharge Area (CARA). All three categories of CARA (I, II, and III) have development restrictions that affect industrial and commercial practices. However, only*
Category I and Category II CARAs have development restrictions that might affect residential development. In these areas, and only for parcels less than one acre in size, on-site septic systems are not allowed. All lots are greater than 1.5 acres so no additional restrictions would apply here.

FEMA Floodway & Floodplain- Property immediately adjacent to the South Fork Snoqualmie River is regulated for hazards from flooding, and there are specific requirements with respect to the finished elevation of structures that might be subjected to flooding. All building envelopes will be outside of the delineated 100-year floodplain.

Shoreline Designation- The Conservancy designation has been analyzed and the shoreline area has been protected by critical area tracts and common open space tracts.

Type S Aquatic Area- Has been protected with the 165-foot wide Critical Area Tract B.

Elk- Elk have been observed on the property. According to the Washington State Department of Fish and Wildlife (WDFW) CIS data, the property is mapped as “elk habitat includes resident and winter migratory elk”. During the building permitting phase, DPER may require that a habitat management plan be submitted for final approval.

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

The 11 detached single-family homes to be constructed on the 11 lots that are expected to bring approximately 26 people to the project after all homes are built and occupied (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 as well as the Shoreline Management regulations set forth in KCC Ch.21A.25. 61% of the site will be protected in permanent common open space tracts.

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 contiguous tree farms. This is isolated from other forestry areas south of the Snoqualmie River.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The 11 detached single-family homes to be constructed on the 11 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?

A 50-foot Type II buffer will be placed along 436th Avenue SE. Some views will be altered for residences to the north and northeast from undeveloped forested property to residentially developed land at R-2.5 zoning densities.

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 and car headlights as well as 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 and houses will be designed in accordance with County code regulations to avoid impact to adjacent properties. Due to the open space areas 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?

The project will create substantial open space with pedestrian trail access to the river shoreline.

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-2.5, therefore no recreation space is required. 33.5 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.

Washington Information System for Architectural and Archaeological Records Data (WISAARD)

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.

_One rural access private road cul-de-sac, designed and constructed to King County standards, would connect to 436th Avenue SE and would serve 11 new single-family dwelling units._

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 within the site vicinity. The nearest transit stop is located within the City of North Bend. School bus routes would come to the plat road entrance._

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

_Each lot and single family residence is 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 to King County design standards. 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 project would generate approximately 105 new daily vehicle trips, including 11 new AM peak hour vehicle trips and 11 new PM peak hour vehicle trips._

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:

_Safe walking conditions and a school bus stop location have been coordinated with Snoqualmie Valley School District._
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 11 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 Snoqualmie Valley School District are $10,052 per 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 - Sallal Water Association
- Sewer - On-site septic
- Telephone - Century Link

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: January 25, 2018