



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

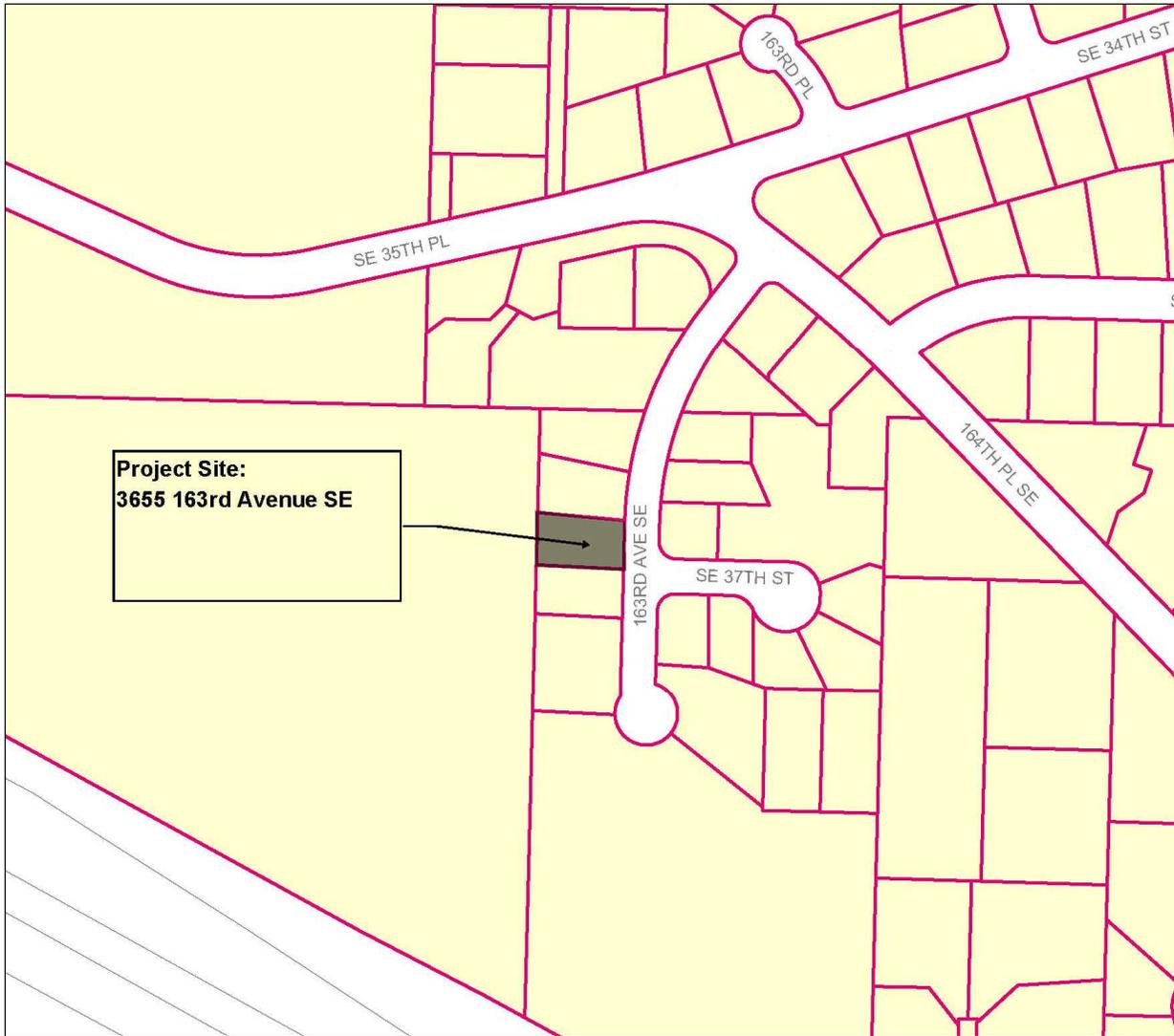
File No. 12-115995-LO
Project Name/Address: Parkwood Lane Lot 4
3665 163rd Avenue SE
Planner: Reilly Pittman
Phone Number: 425-452-4350

Minimum Comment Period: June 28, 2012

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

Parkwood Lane Lot 4
File Number: 12-115995-LO



PARKWOOD LANE LOT 4
NARRATIVE DESCRIPTION

Existing Conditions

The property is located at 3665 163rd Avenue SE. Site topography slopes down from the southwest corner to the northeast corner and varies from over 40% to 29%. The grade difference across the lot is approximately 52' which yields an average slope of approximately 24%. Adjacent single family lots on the north and south are vacant although a building permit has been issued for lot 3 and construction will start this month. An apartment complex abuts the site on the west.

Vegetation on the lot is generally undisturbed except for the area adjacent to 163rd and along the westerly property line where an interceptor swale was installed with the subdivision infrastructure. The vegetation consists of Douglas Fir, Western Red Cedar, alder, maple trees, blackberry vines, salal and ferns. The trees appear to be straight and there are no observed signs of recent soil creep, mass wasting or significant erosion.

Two separate steep slope critical areas exist on the lot. The easterly area is a man-made slope that resulted from the construction of 163rd Avenue SE fronting the lot. A natural steep slope area occupies the westerly 1/3 to 1/2 of the property and extends southerly onto lot 5.

Consistency with LUC 20.30P.140

A. The proposal obtains all other permits required by the Land Use Code; and

The applicant will obtain other permits as required.

B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and

The home design originally contemplated for this lot was a standard, front-load garage facing 163rd Avenue SE. As the design progressed, it became apparent that this approach resulted in a finished floor elevation so low that nearly the entire westerly steep slope was disturbed. Design work was refocused to develop an home that could be accessed from the "side" with a driveway that originated from 163rd Avenue at a much higher elevation. This design allows the second floor of the home to be much closer to the existing grade at the rear of the home and greatly reduced the disturbance to the steep slope compared to the original design.

Home construction will utilize stepped foundations so that the rear of the home is nearly at the existing grade of the lot. Building walls will function as retaining walls so permanent grade changes will be confined to be within 10' of the structure on the side facing the critical area. Although temporary disturbance is somewhat greater (see plan), permanent disturbance of the

westerly critical area will be confined to a small 20 square foot area. A portion of the easterly, man-made slope will be disturbed to allow construction of the driveway serving the home.

C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and

See consistency with LUC 20.25H.125 below.

D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and

All services and facilities are adequate and in-place to serve the lot.

E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

A mitigation and restoration plan is included in the project submittal.

F. The proposal complies with other applicable requirements of this code. (Ord. 5683, 6-26-06, § 27)

The proposal is in compliance.

Consistency with LUC 20.25H.205 (Reasonable Use)

A. The structure shall be located on the site in order to minimize the impact on the critical area or critical area buffer, including modifying the non-critical area setbacks to the maximum extent allowed under LUC 20.25H.040;

The home design originally contemplated for this lot was a standard, front-load garage facing 163rd Avenue SE. As the design progressed, it became apparent that this approach resulted in a finished floor elevation so low that nearly the entire westerly steep slope was disturbed. Design work was refocused to develop an home that could be accessed from the "side" with a driveway that originated from 163rd Avenue at a much higher elevation. This design allows the second floor of the home to be much closer to the existing grade at the rear of the home and greatly reduced the disturbance to the steep slope compared to the original design.

Home construction will utilize stepped foundations so that the rear of the home is nearly at the existing grade of the lot. Building walls will function as retaining walls so permanent grade changes will be confined to be within 10' of the structure on the side facing the critical area. Although temporary disturbance is somewhat greater (see plan), permanent disturbance of the westerly critical area will be confined to a small 20 square foot area. A portion of the easterly, man-made slope will be disturbed to allow construction of the driveway serving the home.

B. Ground floor access points on portions of the structure adjacent to undisturbed critical area or critical area buffer shall be limited to the minimum necessary to comply with the requirements of the International Building Code and International Fire Code, as adopted and amended by the City of Bellevue;

There is a single access point (rear exit) adjacent to the westerly critical area as required by code.

C. Associated development, including access driveways and utility infrastructure shall be located outside of the critical area or critical area buffer to the maximum extent technically feasible;

The access driveway intrudes into the man-made steep slope area only as necessary to provide reasonable access to the home. The driveway is located so that disturbance to the natural steep slope area on the west side of the home is minimized. Utility infrastructure was installed with the original plat construction.

D. Areas of disturbance for associated development, including access and utility infrastructure shall be consolidated to the maximum extent technically feasible;

The existing utility stubs are located north of the easterly steep slope adjacent to 163rd Ave. SE. Connections from the new home will be consolidated into a 15' wide corridor to the extent feasible.

E. All areas of temporary disturbance associated with utility installation, construction staging and other development shall be determined by the Director and delineated in the field prior to construction and temporary disturbance shall be restored pursuant to a restoration plan meeting the requirements of LUC 20.25H.210;

The areas of temporary disturbance with associated clearing limits are shown on the project plans. The clearing limits are noted to be flagged in the field prior to construction. A restoration plan is included with the submittal.

F. Areas of permanent disturbance shall be mitigated to the maximum extent feasible on-site pursuant to a mitigation plan meeting the requirements of LUC 20.25H.210; and

A mitigation plan is included with the submittal.

G. Fencing, signage and/or additional buffer plantings should be incorporated into the site development in order to prevent long-term disturbance within the critical area or critical area buffer. (Ord. 5680, 6-26-06, § 3)

Additional plant material has been provided as well as information signage for the westerly steep slope area.

Consistency with LUC 20.25H.125

A. Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

The house construction requires temporary alterations to existing grade in order to comply with State safety regulations. Temporary and permanent grading is shown on the site plan. Permanent disturbance of the westerly critical area will be confined to a small 20 square foot

area. A portion of the easterly, man-made slope will be disturbed to allow construction of the driveway serving the home.. Foundation walls that also function as retaining walls help confine the permanent grade changes on the sides and rear of the house to within 10' of the building foundation.

B. Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;

The home and disturbed areas are tucked into the southeast corner of the lot as tight to the property lines as setbacks will allow. A 10' front yard setback is utilized so that the disturbed area can be as far from the critical area as possible.

C. The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;

The geotechnical engineer has found that the proposal will not increase any risks for adjacent properties (January XXX, 2012 South Fork Geosciences ("SFG") letter). In addition, SFG also analyzed the site for possible impacts due to the proximity of the Seattle Fault which crosses through Bellevue in the vicinity of I-90. They found the risk of ground rupture low to moderate and should be mitigated by a connected, continuous spread footing in a grid pattern without isolated pier or pad footings (September 22, 2011 SFG letter, page 6).

D. The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;

Retaining walls are used to minimize grade changes and disturbance.

E. Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;

The access driveway intrudes into the man-made steep slope area only as necessary to provide reasonable access to the home. The driveway is located so that disturbance to the natural steep slope area on the west side of the home is minimized. The proposed home is located as far from the steep slope as possible while maintaining conformance with setbacks and other zoning dimensional standards.

F. Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;

Grading outside the building foundation will be confined with retaining walls as part of the foundation as well as outside the building to minimize changes to existing topography.

G. Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;

The northerly, southerly and westerly foundation walls function as a retaining wall to minimize grade changes. A rockery is provided at the edge of the minimal rear yard allow a second exit from the structure. Additional rockeries are necessary adjacent to the driveway to minimize disturbance to the site and cannot be combined with the structure walls.

H. On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;

No building construction is proposed on the 40% slope.

I. On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and

No building construction is proposed on the 40% slope.

J. Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210. (Ord. 5680, 6-26-06, § 3)

A mitigation and restoration plan has been provided as part of the application. The City's planting template for steep slope critical area restoration has been utilized. The vegetation will be monitored and maintained for 5 years after planting. A performance security will be required to cover the maintenance and monitoring.

City of Bellevue Submittal Requirements

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ENVIRONMENTAL CHECKLIST

1

0/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). ..

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

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. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property or site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: TD Home Partners, LLC

Proponent: Same

Contact Person:
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 16834 SE 43rd Street, Issaquah 98027

Phone: 425-818-8829

Proposal Title: **Parkwood Lane Lot 4**

Proposal Location: **3665 163rd Ave SE**
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: The proposal is to construct a single family home on the lot. This action will require intrusion into a critical area and/or critical area setback.
2. Acreage of site: 0.20 AC (8,768 s.f.)
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: One
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: 1,498 square foot footprint
7. Quantity of earth movement (in cubic yards): 450 c.y.
8. Proposed land use: Single Family residence
9. Design features, including building height, number of stories and proposed exterior materials:
The building will be 2 stories at the rear and 3 stories at the front. Exterior materials will

be a mixture of wood and stone veneer.

10. Other

Estimated date of completion of the proposal or timing of phasing:

Construction will begin upon issuance of the building permit and continue for 5-6 months thereafter.

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

No

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

Geotechnical reports have been prepared previously (included in the application) together with a Critical Area Report, Habitat Assessment and landscape mitigation plan prepared for this application.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Reasonable Use Exception, Combo Building Permit, water, storm drainage and sewer connection permits, right of way use permit.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

Land Use Reclassification (rezone) Map of existing and proposed zoning

Preliminary Plat or Planned Unit Development

Preliminary plat map

Clearing & Grading Permit

Plan of existing and proposed grading
Development plans

Building Permit (or Design Review)

Site plan

Clearing & grading plan

Shoreline Management Permit

Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

b. What is the steepest slope on the site (approximate percent slope)? 40%

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Site soils generally consist of outwash and till. Please refer to the geotechnical report for specific information.

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

No

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Site grading will be limited to the amount necessary to install the home, driveway and support facilities. Approximately 425 cubic yards of cut will be generated.

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

Minor erosion could occur during clearing and construction. Erosion control measures and BMP's will be utilized to minimize erosion.

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

Approximately 19%

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

An erosion control and Stormwater Pollution Prevention Plan ("SWPPP") will be prepared with the building permit application. This plan will need approval from the City.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and exhaust emissions from construction equipment will occur during the construction phase. Once the home is occupied, emissions would be typical of residential homes such as fireplace smoke, automobile exhausts, etc.

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

None known.

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

None

3. WATER

a. Surface

(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.

No

(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

(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

(1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

(2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (Including storm water)

(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.

Runoff from rainwater will be collected in a series of catchbasins and pipes and will discharge to the public drainage system in 163rd Ave SE. This drainage flows to a detention facility serving the Parkwood Lane development.

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

No

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

None. Detention and water quality enhancement has been provided for the community.

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

Several trees and underbrush will be removed to allow for the construction of the home.

c. List threatened or 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:

The area of temporary disturbance that is outside the area of permanent disturbance will be revegetated with plant materials listed in the City-approved plant palette for slope areas. Vegetation that is removed will be replaced at a 1:1 ratio based on area.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near

the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other

Mammals: deer, bear, elk, beaver, other:

b. List any threatened or endangered species known to be on or near the site.
None known.

c. Is the site part of a migration route? If so, explain.
No

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

Existing vegetation outside the temporary/permanent disturbance areas will not be modified. In addition to mitigation plantings, ornamental landscaping typical of residential subdivisions will be installed by the homebuilder and homeowners.

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 need? Describe whether it will be used for heating, manufacturing, etc.

Homes will use electricity and natural gas for heating and/or lighting.

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 the proposal? List other proposed measures to reduce or control energy impacts, if any:

Home construction will meet State energy code requirements.

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.

No

(1) Describe special emergency services that might be required.

None

(2) Proposed measures to reduce or control environmental health hazards, if any.

None.

b. Noise

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

Noise typical of residential areas such as traffic, yard equipment operation, etc.

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction equipment will generate noise short-term during agency approved working hours only. Typical long-term noise from the residential homes from automobiles, yard equipment operation, etc. can be expected.

Noise regulated by BCC 9.18

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

Construction equipment will operate during agency approved working hours and will be properly muffled.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently vacant. Property adjoining the site is either vacant or contain single family residences.

b. Has the site been used for agriculture? If so, describe.

No

c. Describe any structures on the site.

None

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

No

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

R-5

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

SFR

SF-H, Single-Family High Density

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

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Yes. There are steep slopes on and/or adjacent to the property.

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

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

None

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

None

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

The proposal is governed by Bellevue codes and policies that are designed to ensure area compatibility.

9. Housing

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

One middle – upper income unit will be provided.

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

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?

Homes will comply with City height limits (30'/35'). The home exterior will be finished with a mixture of natural wood and stone.

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

None

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

Replacement vegetation together with residential scale ornamental landscaping will be installed throughout the site.

11. Light and Glare

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

Light from vehicles and homes will occur during the evening hours.

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?

Light from adjacent homes, street lights and vehicles.

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

None

12. Recreation

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

Vasa Park is located approximately 0.4 miles east of the site and the I-90 trail can be accessed approximately 0.15 miles south of the property.

- 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:

None

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site..

None known.

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

None

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing streetsystem. Show on site plans, if any.

The site is served by public streets (163rd Ave SE). The home will be accessed by a driveway connection to 163rd Ave SE.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. The nearest stop is 0.4 miles west at Eastgate Way and SE 35th Street.

c. How many parking spaces would be completed project have? How many would the project eliminate?

2 new spaces and none would be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project 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? If known, indicate when peak volumes would occur.

Approximately 10 trips per day. Peak volumes would occur in the afternoon rush hour.

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

The applicant will pay any traffic impact fees that are required for this area.

15. Public Services

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

No

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

None.

16. Utilities

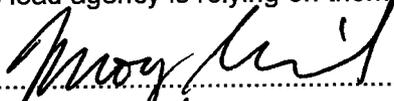
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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.

Water, sanitary sewer and storm drainage service connections would be made to trunk facilities provided by the City. Comcast can provide cable TV, internet and phone service. CenturyLink can provide phone service.

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..........

Date Submitted..June 16th, 2012