

SEPA ENVIRONMENTAL DOCUMENTS

If an application for a land use or building permit is subject to environmental review under Chapter 43.21C RCW, all SEPA environmental documents must be submitted with the filing of a land use permit or building permit application or the City will not accept the application.

The following is a list of the environmental documents that must be submitted with the land use or building permit application:

1. **Environmental Checklist.** The checklist form can be obtained from the Kirkland Planning Department.
2. **Road concurrency test decision memo.** Applicants must pass road concurrency *before* submitting for a land use or building permit and the environmental documents. Concurrency application forms are available from Public Works or the Planning Departments. If the application passes road concurrency, the Public Works Department's Transportation Engineer will provide the applicant or applicant's traffic engineer with a concurrency test decision memo and traffic information that needs to be included in the Traffic Impact Analysis. A copy of this memo must be submitted to show that road concurrency has been passed.
3. **Traffic Impact Analysis.** Traffic Impact Analysis Guidelines can be obtained from the Planning or Public Works Departments. The Traffic Impact Analysis is to be completed after the road concurrency test has been successfully passed. Information from the City's Transportation Engineer is to be included in the Traffic Impact Analysis along with all other information specified in the guidelines.
4. **Other supplemental environmental information.** Ask the assigned planner at the pre-application meeting what other environmental information will be required with the environmental submittal. All studies and reports must be prepared by a licensed and qualified specialist in the field and approved by the City. Supplemental impact assessment reports or studies that may be required include, but not be limited to the following:

- Lighting
- Environmental health hazard
- Historic
- Wetland and/or stream delineation and analysis, prepared or reviewed by the City's consultant
- Hydrology
- Wildlife
- Views
- Noise
- Geotechnical soils analysis

YOU ARE ENCOURAGED TO MEET WITH A PLANNER FROM THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO AND DURING PROJECT DESIGN TO DISCUSS PROJECT DESIGN AND PROJECT COMPLIANCE WITH CITY REGULATIONS AND TO OBTAIN GUIDANCE ON THE ENVIRONMENTAL MATERIALS THAT YOU MUST SUBMIT.

1/02

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Protection 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 agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instruction for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. 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." 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 governmental agencies 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. 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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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.

A. BACKGROUND

1. Name of proposed project, if applicable:
Cedar Park
2. Name of applicant:
Phoenix Development, Inc
3. Address and phone number of applicant and contact person:
**Proponent: 16108 Ash Way, Suite 201
Lynnwood, WA 98087
(425) 275-5328
Lyle Landrie**

**Contact: The Blueline Group
25 Central Way, Suite 400
Kirkland, WA 98033
(425) 216 4051 ext 222
Brian Darrow, PE
bdarrow@thebluelinegroup.com**

4. Date checklist prepared:
May 30, 2007
5. Agency requesting checklist:
City of Kirkland, Planning and Community Development
6. Proposed timing or schedule (including phasing, if applicable):
Once the Preliminary Plat, Clearing and Grading Plans and all subsequent approvals have been granted, work will begin. It is anticipated that grading will commence in Spring 2008.



7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.

24 homes will most likely be built if approved
- SMO -

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
The following information has been prepared for the Cedar Park site and is included herein by reference. The supplemental information is as follows:

- **Tree Plan, Gilles Consulting**
- **Traffic Impact Analysis, Traffex Consulting Engineers**
- **Level 1 Downstream Analysis, The BlueLine Group**
- **Geotechnical Engineering Study, Earth Consulting, Inc**

The city has evaluated traffic concurrency & this project has passed per memo from City dated 6/4/07

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.
None.

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

- | | |
|--|-------------------------|
| • SEPA Threshold Determination | City of Kirkland |
| • Preliminary Plat Approval | City of Kirkland |
| • Clearing & Grading Permit | City of Kirkland |
| • Final Engineering Permit | City of Kirkland |
| • NPDES | DOE |
| • Final Plat Approval | City of Kirkland |

Building permits will be required for each lot.

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.

The proposed project will be located on approximately 4.58 acres on tax parcel numbers 292605-9003 and 292605-9183. The project will subdivide the property into 24 single-family residential lots, stormwater infiltration vault, and rights of way. The subdivision will also provide pedestrian access via a walkway/trail to a city park located directly south of the site. All current structures will be removed as part of the development.



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 situated on 4.58 acres located within the jurisdictional boundaries of Kirkland, WA, in the Northeast Quarter of Section 29, Township 26 North, Range 5 East of the Willamette Meridian. The project is more specifically located at 11215 and 11219 NE 132nd Street, Kirkland, WA 98034.

Please refer to the legal description, topographic map and vicinity map submitted as part of the preliminary plat application.

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Note: This site is commonly known as the "Happy church" site.

TO BE COMPLETED BY APPLICANT

A. 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)?
The steepest slope on the site is approximately 2%.
- 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 prime farmland.

Review of the USGS Geologic Map of the Kirkland Quadrangle, King County, Washington, indicates that the site is underlain by Vashon stade recessional outwash.

Based on subsurface conditions encountered at the test pit locations, the soils encountered within the site appeared to be consistent with the recessional outwash mapped on site.

Please see the Geotechnical Engineering Study dated June 20, 2007 prepared by Earth Consulting, Inc. for additional information.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no apparent indications of unstable soils on-site or in the immediate vicinity. According to the King County Sensitive Areas Map, there are no erosion, landslide, or seismic hazard areas within close proximity of the site.

✓
refer to geotechnical report

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Grading will be limited to the construction of the proposed road, lots, infiltration facility and utilities. A detailed grading plan will be prepared as part of final engineering review and will be approved by the City prior to construction. Any necessary fill material will come from other portions of the site or from a City approved source of fill to be determined during final engineering review. At this time, we expect the total project to grade approximately 6,000 cubic yards of cut and 6,600 cubic yards of fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Some erosion could occur on-site as a result of construction activities; however, temporary erosion and sedimentation control measures to be approved by the City of Kirkland will be employed to reduce erosion impacts.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 103,500 square feet, or 52% will be covered by impervious surfaces. The subject proposal will not exceed the maximum impervious surface area, as required by the Kirkland Municipal Code.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
During construction, the contractor will follow an approved temporary erosion and sedimentation control plan meeting the City of Kirkland standards. Typical measures, which may be employed, include the use of silt fences, straw bales, and temporary storm drainage features. Hyrdoseeding exposed soils and cleared areas after construction may also reduce the potential for erosion.

Each new lot, if approved, may cover 50% of its size in impervious surfaces

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
During construction, short-term emissions may occur, including dust and vehicle emissions from construction related equipment. After construction, emissions from the project would primarily result from automobile usage as is typical with residential development.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no known off-site sources of emissions of odors that are likely to impact this project.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Dust emissions will be controlled during the site construction with the use of Best Management Practices (BMP's) including periodic watering and vegetation of disturbed areas. The project will not rely upon wood burning fireplaces as a primary source of heat for the new homes. All new homes will use natural gas and/or electricity to provide heat, reducing emissions caused by wood burning fires.

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.
Not applicable.
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.
Not applicable.
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
There are no proposed surface water withdrawals or diversions.
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
According to the City of Kirkland Sensitive Areas Map (Floodplains), the site does not lie within 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.
The proposal does not involve any discharge of waste materials to surface waters.

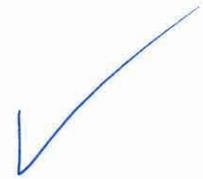


b. Groundwater:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
No ground water will be withdrawn, but individual infiltration will be used where feasible. Runoff from the proposed road and the lots that do not infiltrate will be directed to an infiltration facility located at the north end of the site. Stormwater treatment prior to infiltration will be provided per the applicable standards.
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. The proposed development will be served by public sanitary sewer and water.

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.
On-site stormwater runoff will primarily be generated from roadways, residential structures and associated driveways. Individual lot infiltration is proposed where soils are feasible. All remaining stormwater will be collected in catch basins within the roadways and conveyed to the proposed infiltration facility located in the roadway at the north end of the site.
2. Could waste materials enter ground or surface waters? If so, generally describe.
Some pollutants normally associated with grading activity could enter ground or surface waters; however, the amount would be minimal since the on-site drainage will include the use of a sediment pond in conformance with the 1998 King County Surface Water Design Manual.
3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
All development and engineering requirements imposed by the City to control the impacts to the hydrology of the areas will be performed by the proponent. These include design of the stormwater facility pursuant to the adopted storm water manual in effect at the time of complete application submittal.



4. Plants

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

- deciduous tree: alder, maple, aspen, other, apple, birch, cherry, madrona,
- evergreen tree: fir, cedar, pine, other: hemlock, sequoia,
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
The site contains clusters of deciduous and evergreen trees, the understory brush and grass. The majority of the existing vegetation will be removed for the grading and construction of the project; however significant trees located along the perimeter will be retained.

Please see the Tree Plan III prepared by Gilles Consulting dated May 3, 2007, for additional information.

c. List threatened or endangered species known to be on or near the site.
There are no known threatened or endangered species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
The proposed project anticipates retaining a portion of significant trees. Additionally, the new single-family residences will provide new landscaping including lawns, shrubs, and ornamental trees. Native vegetation will be utilized, where appropriate.

Tree removal is not allowed with plat application, but is decided during development actions such as utility placement & home building

5. Animals

a. 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: rodents
- Fish: bass, salmon, trout, herring, shellfish,
- other: _____

b. List any threatened or endangered species known to be on or near the site.
There are no known threatened or endangered species on or near the site.

Through public comment, citizens have reported eagles hunting on this property but this has not been independently verified. There are no know eagle nests.

- c. Is the site part of a migration route? If so, explain.
No, not to our knowledge.

- d. Proposed measures to preserve or enhance wildlife, if any:
The proposed site will provide new landscaping including lawns, shrubs, and ornamental trees that birds and other urban tolerant wildlife will undoubtedly inhabit. The majority of the significant trees and vegetation located along the perimeter will be retained. This area along with the new landscaping associated with the new single family residences will provide habitat. Native vegetation will be utilized where appropriate.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electrical energy will be the primary source of power and heating serving the needs associated with residential living.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The project will not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
The residential buildings that will be constructed as a result of this project will meet or exceed the applicable single-family residential energy conservation/consumption requirement of the Northwest Energy Code and those adopted by the City of Kirkland.



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.
It is unlikely under normal working conditions that environmental health hazards would be encountered. All projected-related construction will meet or exceed current, local, city, state, and federal laws.

- 1. Describe special emergency services that might be required.
In the event that environmental health hazards are encountered or occur during site work, all appropriate precautionary measures will be employed.

- 2. Proposed measures to reduce or control environmental:
State regulation regarding safety and the handling of hazardous materials will be followed during the construction process.

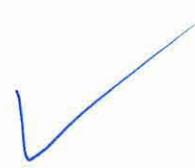
b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The primary noise source near the project is from vehicular traffic on NE 132nd Street directly to the north. The current traffic noise along the roadway is not project related or generated. There are no noises in the area that are expected to affect this project.
2. What types and levels of noise would be created by or associated with the project on a short-term or a long term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short term impacts would result from the use of heavy construction equipment, nailing guns and saws. Construction would occur during permitted construction hours and in compliance with the City of Kirkland Noise Standards. On a long term basis, noise would be limited to typical residential uses, including cars, lawn mowers and children playing.
3. Proposed measures to reduce or control noise impacts, if any:
Construction activity will be limited to permitted construction hours and construction equipment will not be allowed to idle for continuous periods of time, which will help to mitigate the impacts of construction noise.

Per Kirkland Zoning Code:
Heavy equipment activity is limited to 7am to 8pm M-F; 9am - 6pm Sat
No work on Sun

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
The current use of the site is a church and their associated day-care, maintenance trailer and one single family home with associated outbuildings. Adjacent land uses consist of single family residences to the west; a city park and single-family residences to the south; multi-family residences to the east and a City of Kirkland Fire Station to the north.
- b. Has the site been used for agriculture? If so, describe.
To our knowledge, the site has not been used for formal agricultural purposes.
- c. Describe any structures on the site.
The site currently contains one church, associated day-care, one maintenance trailer and one single-family home with associated outbuildings.
- d. Will any structures be demolished? if so, what?
Yes, all structures will be removed as part of development.
- e. What is the current zoning classification of the site?
The site is zoned RSX-7.2, (Residential, Single-Family Annexation-7,200) according to the City of Kirkland Zoning Map.



- f. What is the current comprehensive plan designation of the site?
According to the City of Kirkland Comprehensive Land Use Plan, the area is designated as LDR6 (Low Density Residential; 6 units/acre).
- 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 an "environmentally sensitive" area? If so, specify.
No, the site does not contain any environmentally sensitive areas.
- i. Approximately how many people would reside or work in the completed project?
Based on the household occupancy rate of 2.8 people per single-family residence, we expect approximately 67 residents would reside in the completed project.
- j. Approximately how many people would the completed project displace?
Assuming 2.8 persons per household, approximately 3 would be displaced.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
The proposed project will provide 23 additional housing units.
- l. Proposed measures to ensure the proposal is compatible with existing and project land uses and plans, if any:
The project will be developed in accordance with the applicable City of Kirkland development and land use regulations to ensure the project is consistent with the goals and policies of the Comprehensive Plan and applicable development regulations in effect at the time of a complete preliminary subdivision application.



9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
It is expected that the project will provide up to 24 new single-family residential units in the middle-income level.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
One middle-income residential unit and its associated outbuildings will be removed.
- c. Proposed measures to reduce or control housing impacts, if any:
Adherence to the comprehensive plan and growth management planning goals would ensure that housing development is consistent with those policies stated in the applicable land use plan.

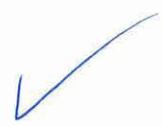
10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The City's zoning restricts the building heights if single-family residential structures to 30 feet. Exterior materials will typically consist of wood siding with brick, rock, or shingle accents. Specific materials will be determined by the home builder at the time the building
- b. What views in the immediate vicinity would be altered or obstructed?
Development of the site would result in a change to the visual character of the site for the nearest existing residences and roadways from that of a largely underdeveloped site containing a church, associated daycare, maintenance trailer, and a single-family home to that of a single-family community. No views would be obstructed.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The site plan has been developed to provide a site design layout consistent with the development regulations in place for the RSX-7.2 zone. The proposed project incorporates access via a 10 foot pedestrian access easement to a public park located adjacent to the project.



11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light would occur during the evening and night time hours and would be limited to street lights and house lights.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No light or glare from the finished project would be a safety hazard or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
No offsite sources of light or glare may affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Installation of native landscaping along the street frontage will help alleviate some of the light and glare created by streetlights, headlights, and residential unit lighting from the adjacent properties.



12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Cedar Park will provide access to a city park located directly south of the site. Direct access to the park will be granted via a walkway/trail. There are also recreational opportunities provided within the nearby vicinity; Juanita High School is located approximately 0.5 miles to the west along NE 132nd Street, and Edith Moulton Park is located approximately 0.5 miles to the northeast.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Yes, the playfield associated with the church and daycare would be removed.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No active recreation opportunities are proposed or required pursuant to development regulations.

The park to the south of this property is undeveloped

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.
Not to our knowledge.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
To the best of our knowledge, there are no landmarks or evidence of any significant historic, archaeological, scientific or cultural resources known to be on or near to the site.
- c. Proposed measures to reduce or control impacts, if any:
None are proposed at this time.



14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Ingress and egress to the site are proposed from one point along NE 132nd Street.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is served by King County Metro Transit. The nearest transit stop is approximately 0.10 miles to the east with an additional stop to the west along NE 132nd Street. Kingsgate Park and Ride is located approximately 0.30 miles to the east along 116th Way NE.

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

Assuming a minimum of 4 parking spaces per household (a 2-car garage and a 2-car driveway), there will be at least 96 parking spaces provided upon completion.

A few parking spaces will be required on one side of the new Cul de Sac

While there are no formal parking areas associated with the church or daycare, it is estimated that the gravel area could contain approximate 25 parking spaces. There are also 4 parking spaces associated with the single-family home. All 29 parking spaces will 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).

This project is expected to provide rights-of-way, which will be dedicated, along the interior of the subdivision to meet current City standards.

The new right-of-way is 40' wide and is called 112th Ave NE

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Based on the ITE manual rate of 9.57 trips per day, per household, this project will generate approximately 230 additional vehicular trips per day. Existing trips currently generated from the existing church were subtracted resulting in 183 net new trips generated at the project. The peak volumes generally occur during the morning and evening peak hour periods, which occur between 6 and 8 AM and 5 and 7 PM.

Please refer to the Cedar Park Plat Traffic Impact Analysis prepared by Traffex Consulting Engineers dated July, 11, 2007.

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

The applicant will be responsible for appropriate traffic mitigation fees, which will offset traffic impacts of the subdivision.

15. Public Services

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

The completed project will result in a slight increased need for police and fire protection as well as emergency medical services. There would also likely be an increase in school enrollment and a minor increase in demand for recreational facilities.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
The project will be designed and constructed with adequate water pressure, properly located fire hydrants and roadways constructed to allow adequate access for fire, medic and police protection vehicles. Increased property valuation will result in increased taxes generated to support public services. The proponent will pay any necessary school, traffic, park, and road mitigation fees.

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.



Electricity:	Puget Sound Energy
Gas:	Puget Sound Energy
Water:	Northshore Utility District
Sewer:	Northshore Utility District
Telephone:	Verizon
Cable:	Comcast
Refuse:	Waste Management, Inc.

Connection(s) to the above mentioned utilities will be negotiated the individual purveyor during the building permit and construction phase of this project.

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 
Sonia Binek
Project Planner
The Blueline Group

Date Submitted: 7-16-07