



DETERMINATION OF NONSIGNIFICANCE (DNS) .

CASE #: SEP07-00005

DATE ISSUED: 6/13/2007

DESCRIPTION OF PROPOSAL

The applicant is proposing to subdivide two existing parcels (.45 total acres) into 11 separate parcels within the Juanita Business District (JBD) 2 Zone. The new lots will be developed with 11 new townhouse units that were approved as part of Design Review Board File No. DRC06-00004. Primary vehicular access for each lot will be provided via an access tract that connects directly to 99th Place NE. Emergency vehicle and secondary access will be provided to and from 98th Avenue NE via an existing private access easement.

PROPONENT: STEVE SMITH

LOCATION OF PROPOSAL

11444 98TH AVENUE NE AND 11435 99TH PLACE NE

LEAD AGENCY is The City of Kirkland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

There is no comment period for this DNS.

Responsible official:

6/12/07

Date

Eric Shields, Director
Department of Planning and Community Development
425-587-3225

Address: City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

You may appeal this determination to the Planning Department at Kirkland City Hall, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 p.m., Wednesday, June 27, 2007 by WRITTEN NOTICE OF APPEAL.

You should be prepared to make specific factual objections. Contact the Planning Department at 425-587-3225 to read or ask about the procedures for SEPA appeals.

Distributed By:

6-13-07
Date:

ATTACHMENT 6
PSB06-00001

Please reference Case #SEP07-00005
cc: Case #PSB06-00001



CITY OF KIRKLAND

Planning and Community Development Department

123 Fifth Avenue, Kirkland, WA 98033 425.587-3225

www.ci.kirkland.wa.us

MEMORANDUM

To: Eric R. Shields, AICP, Planning Director

From: Tony Leavitt, Planner 

Date: June 12, 2007

File: PSB06-00001, SEP07-00005

Subject: **ENVIRONMENTAL DETERMINATION FOR JUANITA BAY TOWNHOMES
PRELIMINARY SUBDIVISION**

PROPOSAL

Steve Smith Development proposes construction of 11 new townhouse units on the subject property located at 11444 98th Avenue NE and 11435 99th Place NE (see Enclosure 1). The applicant is proposing to subdivide the two existing parcels (.45 total acres) into 11 separate parcels within the Juanita Business District (JBD) 2 Zone (see Enclosure 2). The new lots will be developed with the townhome units that were approved as part of Design Review Board File No. DRC06-00004. Primary vehicular access for each lot will be provided via an access tract that connects directly to 99th Place NE. Emergency vehicle and secondary access will be provided to and from 98th Avenue NE via an existing access easement.

ENVIRONMENTAL ISSUES

I have had an opportunity to visit the site and review the environmental checklist (Enclosure 3) and the following reports:

- Traffic Concurrency Analysis Memo prepared by Thang Nguyen, COK Transportation Engineer, dated January 31, 2007 (Enclosure 4)
- Geotechnical Evaluation prepared by Dennis M. Bruce, P.E. dated January 2, 2007 (Enclosure 5)

Based on a review of these materials, the main environmental issues related to the development of this project are potential traffic and soil impacts. Additionally, during the initial comment period for the preliminary subdivision application, the City received a total of 2 letters from neighboring property owners (see Enclosures 6 and 7). One letter expressed concerns about traffic impacts and the other letter expressed concerns about the use of an existing private access easement that runs from the subject property to 98th Avenue NE. An analysis of each of these key environmental issues follows.

Traffic Impacts

The Public Works Department has reviewed the Concurrency Management Review Application for the proposed development (see Enclosure 4) and concluded that the project will not have a negative traffic impact on existing facilities.

One neighbor is concerned that construction of the proposed project could impact NE 116th Street. The subject property is not located on NE 116th Street, so any potential impacts to this street will be minimal.

Soil Impacts

The Geotechnical Evaluation prepared by Dennis M. Bruce, P.E concludes that the project is "geotechnically viable" when constructed in accordance with the recommendations of the evaluation. The City has the authority (per Kirkland Zoning Code Chapter 85) to require, as part of any development permit for the project, that the development plans be reviewed by the geotechnical engineer to ensure compliance with all recommendations.

Access Easement Impacts

The property owner to the north of subject property requests that the City require that the applicant install a gate across the existing private access easement to 98th Avenue NE in order to restrict use of the access easement to emergency vehicles only. Staff researched this request and concluded that the City does not have the authority to restrict the use of a private access easement by requiring that the applicant install an emergency vehicle access gate. The Public Works Department has reviewed the proposed project and concluded that the secondary access to 98th Avenue NE is acceptable and will not create significant impacts.

CONCLUSIONS AND RECOMMENDATION

It will be necessary to further analyze certain aspects of the proposal to determine if the project complies with all the applicable City codes and policies. That analysis is most appropriately addressed within the review of the Preliminary Subdivision application. In contrast, State law specifies that this environmental review under the State Environmental Policy Act (SEPA) is to focus only on potential significant impacts to the environment that could not be adequately mitigated through the Kirkland regulations and Comprehensive Plan.¹

Based on my review of all available information, I have not identified any significant adverse environmental impacts. Therefore, I recommend that a Determination of Non-Significance be issued for this proposed action.

SEPA ENCLOSURES

1. Vicinity Map
2. Site Plan
3. Environmental Checklist
4. Traffic Concurrency Analysis Memo prepared by Thang Nguyen, COK Transportation Engineer, dated January 31, 2007
5. Geotechnical Evaluation prepared by Dennis M. Bruce, P.E. dated January 2, 2007
6. Letter from Michael's Craft Store dated April 16, 2007
7. Letter from James S. Fitzgerald dated April 19, 2007

Review by Responsible Official:

I concur

I do not concur

Comments:



Eric R. Shields, AICP
Planning Director

6/12/07
Date

PROPERTY DESCRIPTION:

THIS LAND AREA COMPREHENSIVE LAND TITLE EXAMINE COUNTY ORDER NO. 2017-001018 DATED NOVEMBER 6, 2004.

PAGE 1

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 31, TOWNSHIP 26 NORTH, RANGE 5 EAST 1/4, IN THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, AS FOLLOWS:

BEING ALL THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4, BEING ALONG THE NORTH LINE THEREOF SOUTH 79°31'00" WEST, 286.41 FEET; THENCE SOUTH SOUTHWEST ALONG SAID LINE TO THE SOUTH WESTERN CORNER OF COUNTY ROAD NO. 982 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH SOUTHWEST TO THE CORNER OF COUNTY ROAD NO. 982; THENCE SOUTH 80°52'00" WEST, 122.24 FEET; THENCE SOUTHWEST TO A POINT ON A LINE, SAID POINT BEING SOUTH 83°57'00" EAST, 37.91 FEET FROM THE CORNER OF SAID LINE OF JUANITA BAY AS DEFINED ON THE MAP OF THE JUANITA BAY IN THE COUNTY OF KING COUNTY, WASHINGTON, COUNTY ORDER NO. 173341, DATED JANUARY 28, 1993; THENCE SOUTH 83°57'00" WEST, 286.41 FEET TO THE SOUTH WESTERN CORNER OF COUNTY ROAD NO. 982; THENCE SOUTH 83°57'00" WEST, 67.45 FEET TO THE TRUE POINT OF BEGINNING.

(SAID BEING KNOWN AS TRACTS 3 AND 5, AND EXCEPT THE WESTERLY 100 FEET OF SAID TRACT 5 ON THE WEST SIDE OF THE TRACTS BEING IN THE COUNTY OF KING COUNTY, WASHINGTON, COUNTY ORDER NO. 173341, DATED JANUARY 28, 1993, COMMONLY KNOWN AS THE COURT CONVEYANCE PLAT OF JAMES L. PARCEL 9.)

PAGE 2

THE SOUTH 4 FEET OF THE EAST 100 FEET, AS SHOWN ALONG THE SOUTH LINE, OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF GOVERNMENT LOT 4, SECTION 31, TOWNSHIP 26 NORTH, RANGE 5 EAST, 1/4, IN THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4, BEING ALONG THE NORTH LINE THEREOF SOUTH 79°31'00" WEST, 286.41 FEET; THENCE SOUTH SOUTHWEST ALONG SAID LINE TO THE SOUTH WESTERN CORNER OF COUNTY ROAD NO. 982 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH SOUTHWEST TO A POINT ON A LINE, SAID POINT BEING SOUTH 83°57'00" EAST, 37.91 FEET FROM THE CORNER OF SAID LINE OF JUANITA BAY AS DEFINED ON THE MAP OF THE JUANITA BAY IN THE COUNTY OF KING COUNTY, WASHINGTON, COUNTY ORDER NO. 173341, DATED JANUARY 28, 1993; THENCE SOUTH 83°57'00" WEST, 286.41 FEET TO THE SOUTH WESTERN CORNER OF COUNTY ROAD NO. 982; THENCE SOUTH 83°57'00" WEST, 67.45 FEET TO THE TRUE POINT OF BEGINNING.

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PROPERTY DESCRIPTION (CONT'D):

PARCEL 10

THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 31, TOWNSHIP 26 NORTH, RANGE 5 EAST, 1/4, IN THE COUNTY OF WASHINGTON, DISTRICT OF COLUMBIA, AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 4 AND BEING ALONG THE NORTH LINE THEREOF SOUTH 79°31'00" WEST, 286.41 FEET; THENCE SOUTH SOUTHWEST ALONG SAID LINE TO THE SOUTH WESTERN CORNER OF COUNTY ROAD NO. 982 AND THE TRUE POINT OF BEGINNING; THENCE SOUTH SOUTHWEST TO A POINT ON A LINE, SAID POINT BEING SOUTH 83°57'00" EAST, 37.91 FEET FROM THE CORNER OF SAID LINE OF JUANITA BAY AS DEFINED ON THE MAP OF THE JUANITA BAY IN THE COUNTY OF KING COUNTY, WASHINGTON, COUNTY ORDER NO. 173341, DATED JANUARY 28, 1993; THENCE SOUTH 83°57'00" WEST, 286.41 FEET TO THE SOUTH WESTERN CORNER OF COUNTY ROAD NO. 982; THENCE SOUTH 83°57'00" WEST, 67.45 FEET TO THE TRUE POINT OF BEGINNING.

(SAID BEING KNOWN AS TRACTS 3 AND 5, AND EXCEPT THE WESTERLY 100 FEET OF SAID TRACT 5 ON THE WEST SIDE OF THE TRACTS BEING IN THE COUNTY OF KING COUNTY, WASHINGTON, COUNTY ORDER NO. 173341, DATED JANUARY 28, 1993, COMMONLY KNOWN AS THE COURT CONVEYANCE PLAT OF JAMES L. PARCEL 9.)

SURVEYOR'S NOTES:

1. COURSEY: ST. JOHN STATION USED (FALL PHASE) ALL ELEVATIONS ADJUSTED BY ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS.
2. THE BOUNDARY SURVEYED HEREON IS THE RESULT OF A SURVEY PERFORMED ON THE GROUND BY THE SURVEYOR IN JANUARY, 2006. SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1934 AND 1942, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, KING COUNTY, WASHINGTON. THE SURVEYOR'S FIELD NOTES AND CALCULATIONS ARE ON FILE WITH THE KING COUNTY CLERK'S OFFICE, 1000 4TH AVENUE, SEATTLE, WA 98101. THE SURVEYOR'S FIELD BOOKS AND CALCULATIONS ARE ON FILE WITH THE KING COUNTY CLERK'S OFFICE, 1000 4TH AVENUE, SEATTLE, WA 98101.
3. THE BOUNDARY SURVEYED HEREON IS THE RESULT OF A SURVEY PERFORMED ON THE GROUND BY THE SURVEYOR IN JANUARY, 2006. SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1934 AND 1942, AS AMENDED, AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, KING COUNTY, WASHINGTON. THE SURVEYOR'S FIELD NOTES AND CALCULATIONS ARE ON FILE WITH THE KING COUNTY CLERK'S OFFICE, 1000 4TH AVENUE, SEATTLE, WA 98101. THE SURVEYOR'S FIELD BOOKS AND CALCULATIONS ARE ON FILE WITH THE KING COUNTY CLERK'S OFFICE, 1000 4TH AVENUE, SEATTLE, WA 98101.
4. COORDINATE VALUES LISTED HEREON ARE PER CITY OF KING COUNTY SURVEY CONTROL POINTS 43 & 46, AND 83/27.

PROJECT CONTACTS:

CLIENT/DEVELOPER: STEVE SMITH DEVELOPMENT
 9800 ROOSEVELT WAY, NE, SUITE 300
 SEATTLE, WASHINGTON 98115
 CONTACT: JOHN SULLIVAN
 (206) 274-8802

ENGINEER/ARCHITECT: R. STRONG CONSULTING ENGINEERS
 1000 4TH AVENUE, SEATTLE, WA 98101
 CONTACT: JAMES A. GARNETT, C.E.T.
 (206) 817-3003

PROJECT DESCRIPTION:

PLAT OF THIS PARCELS TOTALING 0.44 ACRES, INTO 11 TOWNHOMES.

PROJECT NO. 2006-00100

ADDRESS OF THE PROPERTY: 17444 98TH AVENUE NE # 1
 17450 98TH AVENUE NE
 KIRKLAND, WA 98033

PARCEL NUMBERS: 1791020044, 1791020050

EXISTING ZONING: RUC 2

PROPOSED ZONING: RUC 2

PROPOSED DENSITY: 11 UNITS PER 1/4 AC. (4 U/A S); 44 U/A (2)

NUMBER OF LOTS: 11

AREAS: 0.44 ACRES

PROPOSED USE: 11 TOWNHOMES

PROPOSED DENSITY: 11 UNITS PER 1/4 ACRES

SERVED DISPOSAL: NORTH-SHORE UTILITY DISTRICT

SOURCE OF WATER: CITY OF KIRKLAND

TELEPHONE SERVICE: VERIZON

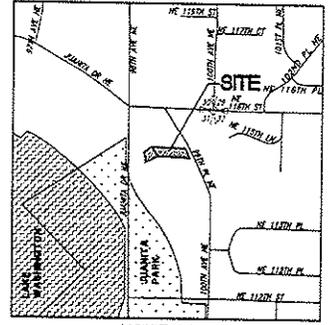
POWER SOURCE: PUGET SOUND ELECTRIC

VERTICAL DATUM:

TEMPORARY BENCH MARK #1 ELEV = 43.20
 SET POINT IN DAP 5 OFFICE AT THE SOUTHWEST CORNER OF THE PROPERTY ON 98TH AVENUE NORTH-EAST.

REFERENCE BENCH MARK: NAVD 83
 POINT 5 SEPT ELEV = 79.707
 2" BRASS DISH SET IN FOUNDATION OF TRAFFIC LIGHT POLE, LOCATED "TWO SQUARES" WEST-ON 100TH AVENUE, 100 FEET EAST OF THE CENTER OF 100TH AVENUE NE, AND 30.0 FEET SOUTH OF THE CENTER OF 100TH AVENUE NE, 100 FEET WEST OF THE SOUTHERN CROSSING OF 100TH AVENUE NE, 100 FEET WEST OF THE "WALK OVER" ELEVATION MARK ON THE NORTHWEST CORNER OF THE BENCH MARKING LOT, 13.0 FEET EAST OF THE CENTER VERTICAL.

ELEVATION NAVD 83 POINT 5 SEPT = NAVD 83



VICINITY MAP
1"=400'

2006 GOVERNMENT PLAT
 COUNTY OF KING, WASHINGTON
 ORDER NO. 173341
 DATED JANUARY 28, 1993

JUANITA BAY TOWNHOMES
 PRELIMINARY PLAT
 COVER SHEET
 KIRKLAND, WASHINGTON

STEVE SMITH DEVELOPMENT
 9800 ROOSEVELT WAY NE, SUITE 300
 SEATTLE, WASHINGTON 98115
 (206) 274-8802

D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS, PLANNERS, SURVEYORS
 1700 NE 200TH PLACE, SUITE 102
 KIRKLAND, WA 98033
 425.817.5805 OFFICE
 425.817.5805 CELL PHONE
 425.817.5805 FAX
 www.drstrong.com



NOTE:

ALL BOUNDARY SET BACK LINES ARE 5 FEET

SHEET INDEX:

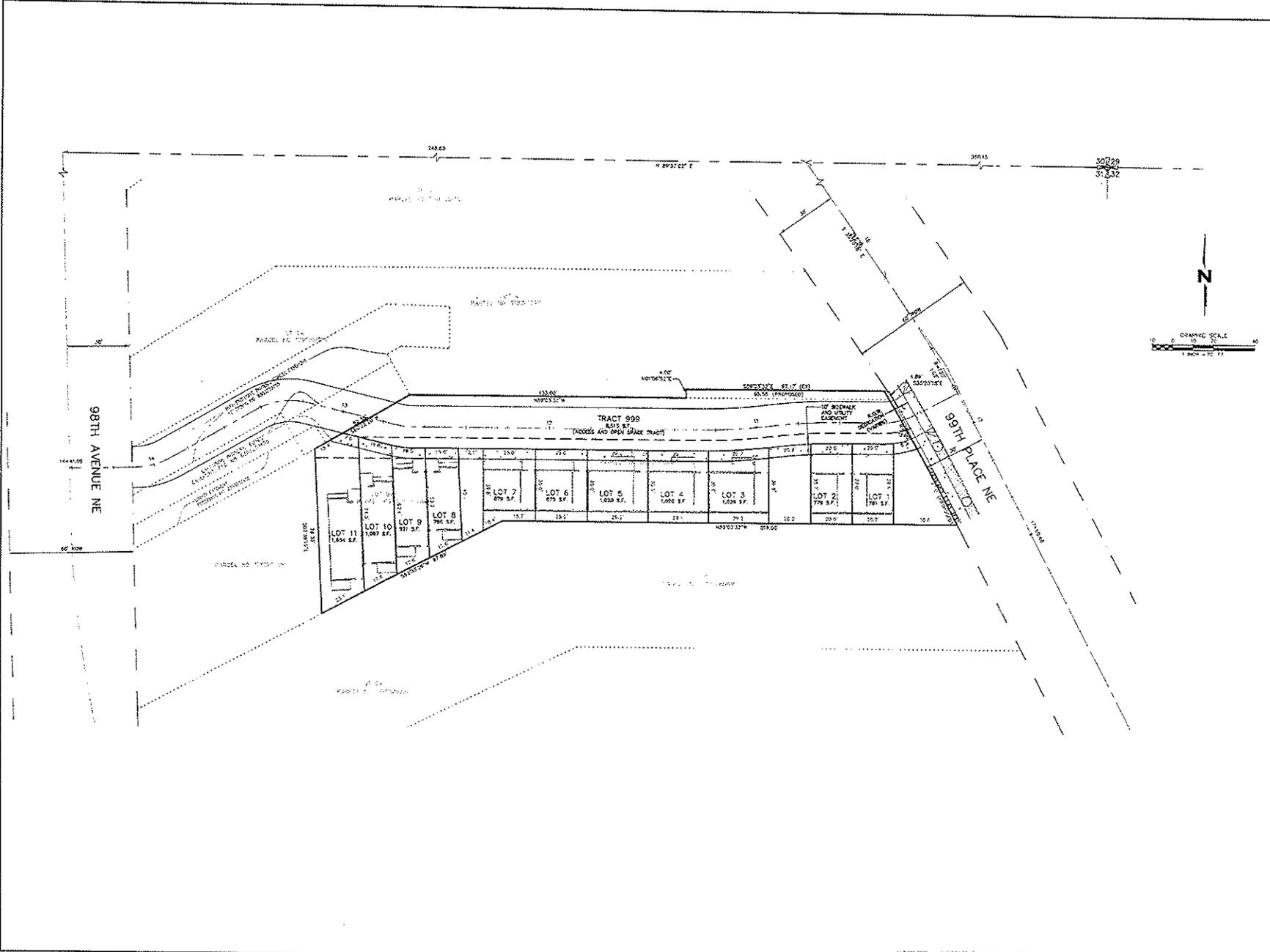
- 01 COVER SHEET
- 02 PRELIMINARY PLAT MAP
- 03 PRELIMINARY TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
- 04 PRELIMINARY TEMPORARY EROSION AND SEDIMENT CONTROL, NOTES AND DETAILS
- 05 PRELIMINARY ROAD A DRAINING PLAN
- 06 PRELIMINARY GREASEY TRAP
- 07 PRELIMINARY UTILITY PLAN

LEGEND:

- 16 FOUND WELLS & DWP LINES NOTED
- 17 STORM DRAIN CHANNELS
- 18 STORM DRAIN 12" DIA. 12' DEPTH
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- 100 12" DIA. 12' DEPTH



GRAPHIC SCALE
 1" = 20' FEET



JUANITA BAY TOWNHOMES
 PRELIMINARY PLAT
 PRELIMINARY PLAT MAP
 KING COUNTY, WASHINGTON

STEVE SMITH DEVELOPMENT
 9800 ROOSEVELT WAY NE, SITE 300
 SEATTLE, WASHINGTON 98115
 (206) 214-1882

DRS D.R. STRONG
 CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 2000 4th Avenue, Suite 400
 Bellevue, WA 98004
 425.452.3900 OFFICE
 425.452.3900 FAX
 135.452.2023 CELL
 WWW.DRSSTRONG.COM



DATE: 11/20/06
 DRAWN BY: JAB
 CHECKED BY: JAB

DRAFTED BY: MSW
 DESIGNED BY: JAB
 PROJECT ENGINEER: RCO
 DATE: 11/20/06
 PROJECT NO.: 05019
 SHEET C2 OF 7

TREE DENSITY CALCULATION:

MIN. TREE DENSITY = 33 TREE CREDITS PER ACRE
 MIN. TREE DENSITY FOR SITE = 44150 = 12.2 TREE CREDITS REQUIRED
 SEE LANDSCAPE PLAN FOR TREE CREDIT REPLACEMENT DETAILS

JUANITA BAY TOWNHOMES
 PRELIMINARY PLAN
 PRELIMINARY EROSION CONTROL AND
 SEDIMENT CONTROL PLAN
 KIRKLAND, WASHINGTON

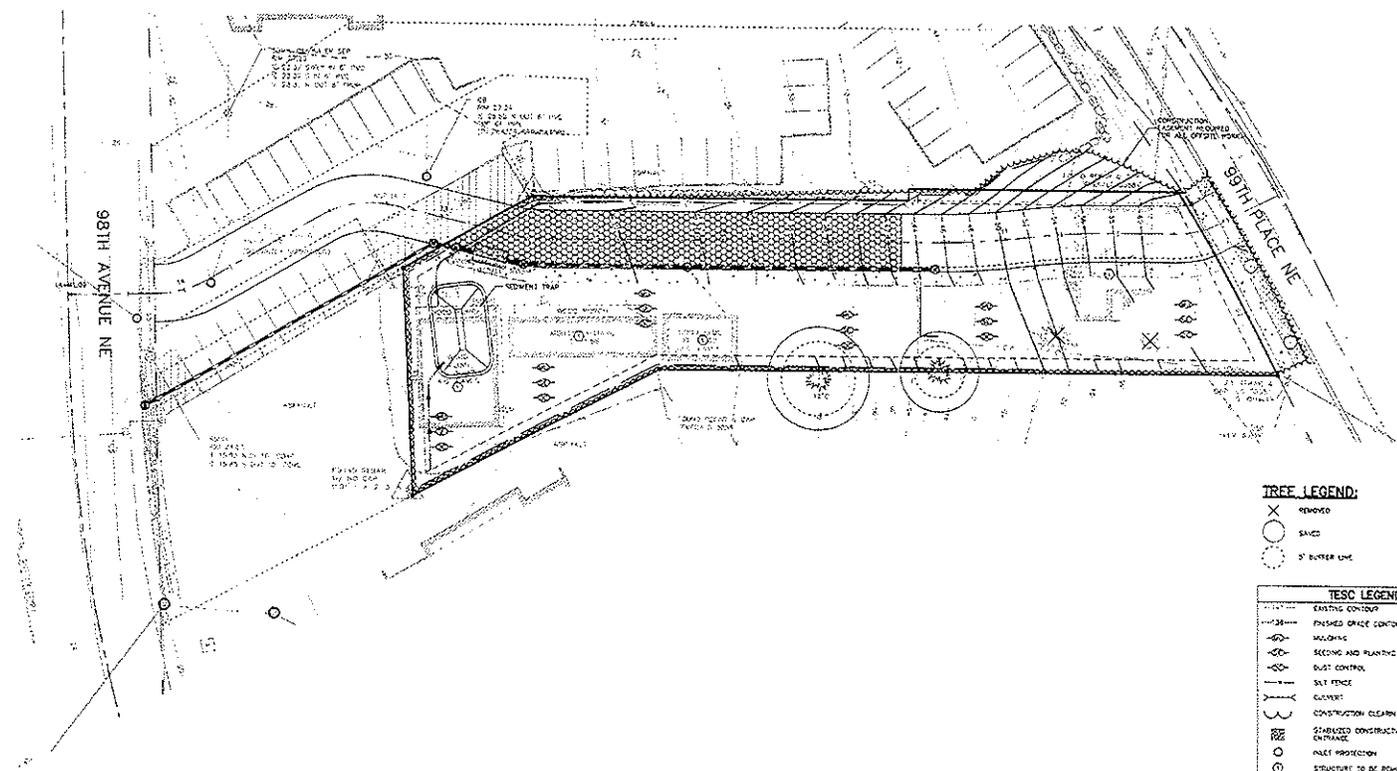
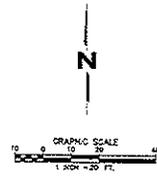
STEVE SMITH DEVELOPMENT
 9600 ROOSEVELT WAY NE STE. 300
 SEATTLE, WASHINGTON 98115
 (206) 214-8882

DRS. D.R. STRONG
 CONSULTING ENGINEERS
 ENGINEERS PLANNERS ARCHITECTS
 10000 156th PLACE, SUITE 101
 BELLEVUE, WA 98007
 425-837-3333 OFFICE
 425-837-3333 FAX
 WWW.DRSSTRONG.COM



DATE: 11-20-06
 PROJECT: JUANITA BAY TOWNHOMES
 SHEET: C3 OF 4

DRAFTED BY: JMW
 DESIGNED BY: JAB
 PROJECT ENGINEER: RDO
 DATE: 11-20-06
 PROJECT NO.: 6679
 SHEET C3 OF 4



TREE LEGEND:
 X REMOVED
 ○ SAVED
 ○ BUFFER LINE

TESC LEGEND:
 --- EXISTING CONTOUR
 --- FRESHED OFFICE CONTOUR
 --- MOUNDING
 --- SEEDING AND PLANTING
 --- SLOTTED CONTOUR
 --- SILT FENCE
 --- SLOTTED
 --- CONSTRUCTION CLEARING LIMITS
 --- STABILIZED CONSTRUCTION ENTRANCE
 --- PALET PROTECTION
 --- STRUCTURE TO BE REMOVED
 --- TREE THAT MAY DAMAGE IN REMOVED
 --- SIGNIFICANT TREE TO BE REMOVED
 --- SIGNIFICANT TREE TO BE RETAINED
 --- 6" DIAMETER/8-11 FT HIGH PROTECTIVE FENCE

CALL 48 HOURS
 BEFORE YOU DIG
 1-800-424-5555

RECORDED
DEC 1 2006
PLANNING DEPARTMENT
Project No. 06019

**CITY OF KIRKLAND
ENVIRONMENTAL CHECKLIST
JUANITA BAY TOWNHOMES**

PURPOSE OF 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 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.

INSTRUCTIONS 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.

A. BACKGROUND

1. Name of proposed project, if applicable:
Juanita Bay Townhomes

2. Name of applicant:
Steve Smith Development

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

Applicant:
Steve Smith Development
9500 Roosevelt Way NE Suite 300
Seattle, WA 98115
206-214-8882

Contact Person:
James A. Barnett, E.I.T.
D. R. STRONG Consulting Engineers Inc.
10604 NE 38 Place, Suite 101
Kirkland WA 98033
425-827-3063

4. Date checklist prepared:
November 17, 2006

5. Agency requesting checklist:
City of Kirkland

6. Proposed timing or schedule (including phasing, if applicable):
Construction will start upon the receipt of all required building and construction permits. This is estimated to occur in Summer 2007.

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this Proposal.
None known at this time.

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.

SEPA Determination	City of Kirkland
Final Plat Approval	City of Kirkland
Building Permit (Structural Vault & Walls)	City of Kirkland
Other Customary Construction Related Permits	City of Kirkland

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.)

Short Plat approximately 0.45 acres into 11 townhomes. Access to the Project will be from 99th Place NE and 98th Ave NE.

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 Project is located in Section 31, Township 26, Range 5, at 11435 99th Place NE.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

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

The predominant slope range is between 12 to 18%. Generally, the land slopes from northeast to southwest.

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

<20%.

- 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.

The Soil Survey of King County, Washington, prepared by the U.S. Department of Agriculture, Soil Conservation Service has classified the site as primarily:

Indianola loamy fine sands, 0-4%

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

None to our knowledge.

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

The purpose of the site grading will be to construct the subdivision road, utilities and homes. Project entails 15 CY of excavation and 1140 CY of fill.

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

There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction. However, the Project will comply with all applicable erosion control measures, short and long term.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 69% of the Site will be covered with impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: hay bales, siltation fences, temporary siltation ponds, controlled surface grading, stabilized construction entrance, and other measures which may be used in accordance with requirements of the City of Kirkland.

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.
Short-term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. Long-term impacts will result from increased vehicle traffic.
- b. Are there any off-site sources of emissions or odor that may affect your Proposal? If so, generally describe.
Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include but is not limited to automobile emissions from traffic on adjacent roadways and fireplace or barbecue emissions from nearby homes.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any.
The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the site and maintaining gravel construction entrances. In addition, dirt-driving surfaces will be watered during extended dry periods to control dust.

3. WATER

a. Surface.

- i. 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, Lake Washington.
- ii. 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.
- iii. 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.
N/A.

- iv. Will the Proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
N/A.

- v. Does the Proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

- vi. 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, a public sanitary sewer system will be installed to serve the lots. There will be no discharge of waste materials to surface waters.

b. Ground.

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
No groundwater will be withdrawn. Public water mains will be installed to serve the development. No water will be discharged to the groundwater.

- ii. 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.

No waste material is proposed to be discharged into the ground. The site will be served by public sanitary sewers and a public water system.

- c. Water Runoff (including storm water).

- i. 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.

Stormwater runoff will result from the proposed roads, rooftops, and landscaped areas. The runoff generated by the roadway and landscaping will flow into a water quality vault. The storm water facility will be designed in accordance with the 1998 King County Surface Water Design Manual, as adopted by the City.

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

The proposed stormwater system will be designed to minimize or eliminate entry of waste materials or pollutants to ground water resources and/or surface waters. Oils, grease, and other pollutants from the addition of paved areas could potentially enter the groundwater or downstream surface water runoff.

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

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Permanent water quality will be provided on Site, but detention will not.

4. PLANTS

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

 X deciduous tree: **alder**, maple, aspen, other: (maple, cypress, apple, blackwood cotton, locust, willow)

 X evergreen tree: fir, **cedar**, spruce, pine, other: hemlock

 X shrubs
 grass (orchard grass)

 X pasture
 crop or grain
 wet soil plants: cattail, buttercup, bulrush, other:

 water plants: water lily, eelgrass, milfoil, other:

 other types of vegetation (Deer fern, blackberry, holly, scotch broom)

- b. What kind and amount of vegetation will be removed or altered?
Vegetation within the development area will be removed at the time of development.
- 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 Project is subject to the requirements of Landscaping of the KZC. The Project will retain significant trees on the Site to the maximum extent possible.

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, small rodents, raccoon, other:
 - fish: bass, salmon, trout, herring, shellfish other:
- b. List any threatened or endangered species known to be on or near the site.
No threatened or endangered species are known to be on or near the site.

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

Western King County as well as the rest of Western Washington, is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese and ducks.

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

None.

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.

Electricity and/or natural gas will serve as the primary energy source for residential heating and cooking within the development. Any wood stoves will comply with all local and State regulations.

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

No.

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

The required measures of the Washington State Energy Code and the Uniform Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.

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.

There are no known existing or potential on-site environmental health hazards.

- i. Describe special emergency services that might be required.

No special emergency services will be required.

- ii. Proposed measures to reduce or control environmental health hazards, if any.

Special measures are not anticipated.

b. Noise

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

The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.

- ii. 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 will result from the use of construction equipment during site development and residential construction. Construction will occur during the daylight hours,

and in compliance with all noise ordinances. Construction noise is generated by heavy equipment, hand tools and the transporting of construction materials and equipment. Long-term impacts will be those associated with the increased use of the property by homeowners.

- iii. Proposed measures to reduce or control noise impacts, if any.
Construction will be performed during normal daylight hours in accordance with City noise ordinances. Construction equipment will be equipped with noise mufflers.

8. LAND AND SHORELINE USE

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

There is one single-family home, and a mobile home on the site with associated landscaping. The current use of adjacent properties is listed as follows:

North:	Commercial
South:	Commercial
East:	Residential
West:	Commercial

- b. Has the site been used for agriculture? If so, describe.
Not to our knowledge.
- c. Describe any structures on the site.
Single family home, mobile home, garages, sheds, etc.
- d. Will any structures be demolished? If so, what?
All of the above mentioned structures.

- e. What is the current zoning classification of the site?
JBD-2
- f. What is the current comprehensive plan designation of the site?
Juanita Business District.
- 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.
No.
- i. Approximately how many people would reside or work in the completed project?
Based on 2.3 people per household, we estimate 26 residents for the completed project.
- j. Approximately how many people would the completed project displace?
Based on 2.3 people per household, we estimate 5 residents.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None at this time.
- l. Proposed measures to ensure the Proposal is compatible with existing and projected land uses and plans, if any.
The proposed development is compatible with the prescribed land use codes and designations for this site. Per the KZC, the development is consistent with the land use of this property.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Eleven residential units are proposed.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
One middle-income housing and one mobile home business.
- 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?
The maximum building height will conform to KZC.
- b. What view in the immediate vicinity would be altered or obstructed?
Views in the vicinity may be obstructed by development of this project.
- c. Proposed measures to reduce or control aesthetic impacts, if any?
The location of the buildings adheres to or exceeds the minimum setback requirements of the zoning district. The landscaping will be installed at the completion of building and paving construction. A Homeowners Association will maintain the common elements.

11. LIGHT AND GLARE

- a. What type of light or glare will the Proposal produce? What time of day would it mainly occur?
Light and glare will be produced from building lighting. Light will also be produced from vehicles using the site. The light and glare will occur primarily in the evening and before dawn.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare from the project will not cause hazards or interfere with views.
- c. What existing off-site sources of light or glare may affect your Proposal?
The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.
- d. Proposed measures to reduce or control light and glare impacts, if any.
Street lighting will be installed as per the manufacturer's recommendations.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Juanita Bay Park
- 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.
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None.
- c. Proposed measures to reduce or control impacts, if any.
There are no known impacts. If an archeological site is found during the course of construction, the State Historic Preservation Officer will be notified.

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.
Access to the Project is from I-405 at NE 116th Street, then east on NE 116th Street to 99th Place NE, then north on 99th Place NE to the Site.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest public transit stop is approximately 0.1 mile south at the intersection of NE 116th Street and 98th Avenue NE.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
The completed project will have garage parking spaces. Each home will have a minimum of two-parking spaces. And there will be two off-street parking.
- 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).
A new road will be constructed on site, as well as frontage improvements to 99th Place NE which will include pavement widening, curb, gutter, planter strip, and sidewalk.
- 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.
Based on 9.8 trips per unit per day, this project would generate 108 trips.
- g. Proposed measures to reduce or control transportation impacts, if any.
Not known at this time.

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 project will result in an increased need for public services typical for a short subdivision of this size.

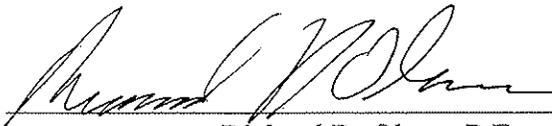
- b. Proposed measures to reduce or control direct impacts on public services, if any.
The project will pay mitigation fees for the impact on public services per the City fee schedule.

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
Natural Gas.....Puget Sound Energy
Water & Sewer...City of Kirkland
Telephone.....Verizon

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: 
Richard D. Olson, P.E.

Date Submitted: 11/20/06, 2006