

SEP 15, 2015

Planning, Building, and Community Department

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ENVIRONMENTAL CHECKLIST

NOV 24 2015

CITY OF AUBURN
PERMIT CENTER

1. **Name of proposed project, if applicable:** Residential Townhomes for 631 8th Street NE, Auburn, WA 98002

2. **Name of Applicant:**

Parmjit Khaira

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

Applicant:

Parmjit Khaira

Khaira Enterprises, LTD

19636 104th Ave SE

Renton, WA 98055

253-859-9492

Agent (Contact Person):

Alan C. Keimig, Architect

The Keimig Associates

216 A Street NW

Auburn, WA 98001

(253)939-3232

4. **Date checklist prepared:**

October 26, 2015

5. **Agency requesting checklist:**

City of Auburn

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

The Project will proceed in preparation of Construction Documents as soon as the rezone is approved with anticipated construction starting summer of 2016.

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

It has been anticipated that the adjacent lot to the south will pursue a similar type project once this one project is completed. It is under a different ownership and has expressed interest, but is not ready at this time. No other activity will occur on this site.

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

The site has been surveyed. A hazardous materials survey will be conducted on the existing residential structure prior to demolition. A soils study will be prepared to

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

establish bearing capacity and potential infiltration of storm water into the site. A recent Title Report is attached.

- 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 known at this time other than the request for Rezone from R-7 to R-20.

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

Project will require Multi-Family Architectural and Site Design Review, Building Permits including Mechanical for HVAC and plumbing, and an Electrical Permit. A Demolition Permit will be required along with a Puget Sound Clean Air permit. A Grading Permit, Utilities permits for Storm Water, Sanitary Sewer and Water lines with associated FAC for Utilities and any Right-of-Way improvement will also be required along with installation; including Fire Protection and hydrants.

- 11. Give a 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 need not repeat those answers on this page.**

The proposed project is to design and construct an eight unit rental townhouse complex on the site. The development will feature two story units with single car garages for each. The units will have an outdoor patio space. Two bedrooms will be located on the second floor. All required utilities, including storm sewer, sanitary sewer, and water will be installed. The units will be fire sprinklered for protection and each separated by the required rated separation walls. A garbage and recycling corral will be installed and appropriately screened and landscaped. All required site perimeter landscaping will be designed by a Landscape Architect and installed. It will be natural and drought tolerant. An irrigation system will be included.

- 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 site address, 631 8th Street NE, is located north of 8th Street NE adjacent to the east side of Northwood Square Housing Authority apartments and Southeast corner of the Saint Vincent De Paul furniture sales. It is located north of the single family existing rental at 629 8th Street SE. The site tax parcel number is 3339900510. It is located in the Southeast quarter of section 7 township 21, Range 5. The Legal Description for the site is Hillmans CD Auburn Dale Div. #2 PP ACT 3993968 Mobile Home Lot 2 Auburn

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

SP 29-78 REC under AF 7811130165 SD DAF Lots 50-51 and Block 14. The vicinity map along with the site proposal layout is attached.

B. ENVIRONMENTAL ELEMENTS:

1. Earth:

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

Basically the site is flat, sloping slightly at 1% towards the north, north east.

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

1%

- 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 soils are loose, sandy silt and silty fine sand with organics in the top one foot then loose to medium dense silt and sandy silt to about 25 to 30 feet over dense fine sand with gravel

- 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.**

The site will be filled to bring the grade up for the parking and access area. This site will require approximately 1,100 cubic yards of both cut and fill material. The material will be transported in from one of the available gravel quarries in the Auburn vicinity. When appropriate a haul route will be provided.

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

Erosion is not expected and all recommended and required precautions will be employed to control any erosion potential including the installation of a silt fence and temporary settlement devices. The site track off to the street will be controlled with quarry spalls and wheel sweeps.

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

Note; The following square footages and percentages are approximate and preliminary. They will be modified once the final project design is determined and accurately described.

Lot Area	21,000 SF
Easement/Access Paving	3,810 SF
(Off-Site) Area	(Not included in on-site total)
Building footprint total area	5,620 SF
Walkways Area	518 SF
Patio Area	360 SF
Driveway and Parking	8,142 SF
Total On-Site Impervious Area	14,640 SF
Lot Landscaping Area	6,360 SF
Lot Landscaping %	30.3%
Lot Coverage %	69.7%

H. Proposed measures to reduce or control erosion or other impacts to the earth.

All known best practices will be employed to reduce and control the possibility of erosion at the site. A TESC Plan will be prepared by the project Civil Engineer and submitted for review and approval. All means necessary to protect the site, adjacent sites, and the environment and public improvements to control erosion per City of Auburn standards. Elements of the plan will include catch basin inserts, filter fabric fencing, construction of a construction entrance, and means needed to assure protection of neighboring properties and downstream storm water system.

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 know.

There will be typical emissions associated with construction dust during the project work. Project best practices will be exercised throughout to minimize emissions. The emissions after would be very limited to incidental and infrequent vehicular traffic.

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

No.

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

All best practices will be observed in the project development to control and eliminate airborne emissions. The project will employ all known and acceptable means to control emissions from the construction activity and vehicular emissions as current science

Environmental Checklist (continued)
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allows to reduce the carbon imprint and particle contamination. The completed project will be as near carbon neutral as possible. The Owner's will work to continually reduce its imprint on the environment through proven reduction programs.

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, purpose, and approximate quantities if known.**

Depending on appropriate soils verified by testing, stormwater runoff from the site will be infiltrated in order to recharge the groundwater in this area, as is the City of Auburn's stated preference.

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- 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 any toxic 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) is (are) expected to serve.

The development does not include any plans or expect to discharge any waste materials into the ground.

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.

As appropriate, stormwater runoff will be collected from the roofs of the existing buildings, the vehicle maneuvering areas, the pedestrian access areas, and the landscaping areas on this parcel. All of the collected runoff will be discharged through the pervious concrete infiltration system into native soils. The location of the proposed infiltration facilities for this development is not immediately adjacent to any other waters that this runoff would be expected to flow into.

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

Oil from passenger vehicles could be carried into the pervious concrete infiltration system in stormwater runoff. However, the design will appropriately consider the materials and be compliant with all requirements. If not possible, appropriate filters will be employed for the collection systems.

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

The project is being designed and detailed to be environmentally sensitive to these issues under Sustainable Development Standards to reduce and control surface waters impact. Natural processes in and around pervious concrete have been shown to be effective at breaking down and removing oil from the storm water in the concentrations typically found in this kind of development. Otherwise appropriate approved filters will be employed to remove the materials. The property is located within the City's Groundwater Protection Zone 3 and will comply with the applicable provisions of ACC 16.10.120(E).

4. Plants:

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

deciduous tree: alder, maple, aspen, other. 3 Fruit trees

evergreen tree: fir, cedar, pine, other.

shrubs

grass

pasture.

crop or grain.

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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 existing site will be completely altered by the project development. All existing vegetation will be removed and replaced. It might be possible to save several of the fruit trees.

C. List threatened or endangered species known to be on or near the site:

None are known.

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

The project will use 100% native, drought tolerant plant, and turf throughout the site in an environmentally sensitive way.

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: geese, ducks, crows, etc.
Mammals: deer, bear, elk, beaver, other: raccoon, possum
Fish: bass, salmon, trout, herring, shellfish, other:

B. List any threatened or endangered species known to be on or near the site.

None are known.

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

No.

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

Native Landscaping selected will provide enhanced habitats for natural species of small mammals and birds.

6. Energy and Natural Resources:

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TO BE COMPLETED BY APPLICANT

- 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.**

The project will be completely energized by electricity including water, heating and unit conditional heat. All appliances, to the greatest extent possible, will be energy saver and efficient apparatuses. All lighting will be LED as appropriate, meeting the requirements of the Washington State Energy Codes.

- 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 project is to be designed with the best design practices to reduce energy consumption through the use of Energy Star materials and elements throughout.

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, this project strives to eliminate these elements completely from the improvements and promotes a healthy environment through the appropriate selection of materials.

- 1) Describe special emergency services that might be required:**

None will be required.

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

The project is designed and will be managed to control environment health hazards.

B. Noise:

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

The existing traffic from 8th Street NW and Auburn Way North will create extra noise, but this will not be a distraction for this project.

Environmental Checklist (continued)
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- 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.**

The project will generate construction activity noise during the activity of work. After completion there will be low level noise from intermittent activities. This should be minimized by the nature of the use and not element of concern. There will be no noise above the normal apartment living after construction.

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

Noise between units will be controlled by appropriate design details and the use of acoustical control materials.

8. Land and Shoreline Use:

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

The site is currently used for one single family rental. The site to the south is another single family rental the parcel to the east is vacant with a single family home to the south end. The west is bordered by commercial activity along Auburn Way North and the Housing Authority Apartments. There are apartments and St. Vincent to the north.

- B. Has the site been used for agriculture? If so, describe:**

Not for more than 60 years.

- C. Describe any structures on the site:**

One single family structure.

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

The structure will be removed or demolished.

- E. What is the current zoning classification of the site?**

The site is zoned R-7 Residential, 7 DU/Acre.

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

The site is designated High Density Residential.

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

N.A.

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H. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify:

The site is designated as a Seismic Hazard Area and an Aquifer Recharge Area.

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

The site will be designed for eight, two bedroom rental townhomes. A total of twenty four to thirty two individuals could reside at the site when fully occupied by families.

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

The project will replace one rental house (four individuals max).

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

The current individuals are month to month and are renting with knowledge a project will be displacing them. Once complete eight families will have accommodations. This could be an opportunity for the current resident

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

A re-zone for R-20 is being applied for to allow the eight townhouse units. It is consistent with the Comprehensive Plan designation.

9. Housing:

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

Eight, two story townhouse units of middle income quality.

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

One lower quality single family, middle income structure will be removed.

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

The project will create seven additional needed housing units for a total on-site of eight, for the growing Auburn population base.

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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 highest point will be 26.5 feet above finish grade. The exterior materials used will be similar to that of typical multi-family residential developments. In addition, these exterior materials will be reviewed along with the Multi-Family Architectural and Site Design Review.

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

No views will be obstructed.

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

The project is designed to present a compatible and pleasing aesthetic for the neighborhood and will be a catalyst for the surrounding properties to upgrade.

11. Light and Glare:

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

The project will provide some night security light, however this will be shielded and its impacts controlled. Traffic from the site will be very low to nonexistent at night and not a contributor to light and glare.

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

No, it will be controlled as required.

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

None

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

The exterior lights will be appropriately shielded to cut light spill off at the property lines. All outdoor lighting will meet the requirements of Chapter 18.55 ACC "Outdoor Lighting" and applicable provisions of the Multi-Family Architectural and Site Design Review standards."

12. Recreation:

Environmental Checklist (continued)
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A. What designated and informal recreational opportunities are in the immediate vicinity?

There are several City parks located within walking distance of the project, including: Veterans Park (0.6 miles to the south), 8th Street Community Gardens (0.3 miles to the east), Frank Fullmer Park (0.6 miles to the south / east), and there are also some recreational opportunities on the Auburn High School property to the south of the project site.

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:

The City requires payment of park impact fees for residential development to help in offsetting any impacts from development. Additionally the Multi-Family Architectural and Site Design Review standards may require on-site recreational area

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:

The Pioneer Cemetery is located across 8th Street and just southwest of the site.

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

None are known other than the cemetery site noted above.

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

None will be required. Care will be used to observe excavations to assure no artifacts are encountered. If they are, appropriate actions will be implemented with the proper procedures and authorities to protect the site.

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.

The site is accessed from 167 through 15th Street NE, up North Auburn Way to 9th, turning onto 8th Street NE.

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

Public Transit is available on 9th Street NE and Auburn Way North. Walking distance to transit service appears to be approximately 800 ft west of the site..

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

Sixteen spaces will be provided. Eight in garages and eight outside the garage.

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 private road is being utilized to access the site / units. Through an access easement associated with the property to the South.

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.

There has been no traffic study to determine the potential Peak hour trips

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

A traffic study is not required as the increase in trip generation for the proposed development is not triggered.

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 could create a very slight increase in emergency services over the current use.

B. Proposed measures to reduce or control direct impact on public services, if any:

The design will provide a wholesome place to live with built-in security. Other services will be similar in need as other projects being built within the community. Impact fees are to be collected for traffic, parks, and schools and system development fees are collected for water, sewer, and storm drainage to help offset impacts from development."

Environmental Checklist (continued)
TO BE COMPLETED BY APPLICANT

16. Utilities:

A. Circle utilities currently available at the site:

Electricity, water for irrigation of street plantings and telephone.

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 – City of Auburn extended main to the property line.

Sanitary Sewer- Metro through the city of Auburn as possible. Otherwise the City of Auburn extended side sewer to manhole at property line. "City of Auburn sewer main to be extended to approximately the southern property line from 8th St. NE."

Storm Sewer – will be infiltrated all on-site

Electricity and Gas – Puget Sound Energy

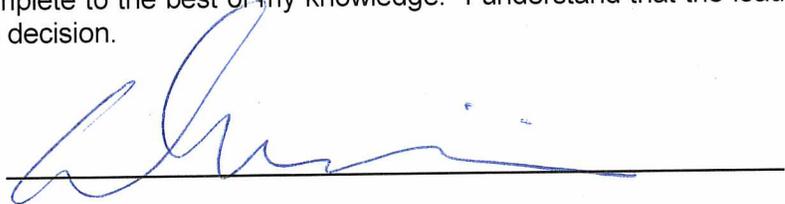
Refuse – Waste Management

Telephone – Qwest

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.

OWNER/AGENT SIGNATURE:



DATE SUBMITTED:

Revised 11/23/2015