SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs),

complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

   WEST COAST LANDING – New 99 Units Multifamily development in Renton, WA

2. Name of applicant:

   Deyan Alex (For West Coast Real Estate Homes LLC): Owner
   Mark J Jacobs / Jake Traffic (Traffic Consultant)
   Alex White | Project Engineer Barghausen Consulting (Grading, Stormwater, landscape)
   Ben Wright (Senior Fisheries Biologist and Environmental Planner) (Soundview Consultants)

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

   Deyan Alex
   832 Rigel Ln,
   Foster City, CA 94404
   Email: deyan@vadify.com
   Ph: (415) 515- 0018

   Mark J Jacobs / Jake Traffic (Traffic Consultant)
   Email: jaketraffic@comcast.net
   Ph: (206) 799-5692

   Alex White | Project Engineer Barghausen Consulting (Grading, Stormwater, landscape)
   Email: awhite@barghausen.com
   Ph: (425) 251-6222 | Ext: 7476 | Direct: (425) 656-7476

Ben Wright (Senior Fisheries Biologist and Environmental Planner)
(Soundview Consultants)
Email: ben@soundviewconsultants.com
Ph: (253) 514-8952 ext. 038

4. Date checklist prepared:
12/8/2021
5. Agency requesting checklist:
King County DPER
6. Proposed timing or schedule (including phasing, if applicable):
Anticipated CAEE application process (Generally: the next 120 days)

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The plan/proposal is for a 99 Units Multifamily development. No further additions or expansions to that.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Prepared and completed:
Critical Area/ Wetland Analysis Report
CAD approval
Wetland Mitigation Analysis
Mitigation Plan & Report
Hazard Tree Assessment and Arborist Report
Traffic study and Analysis report

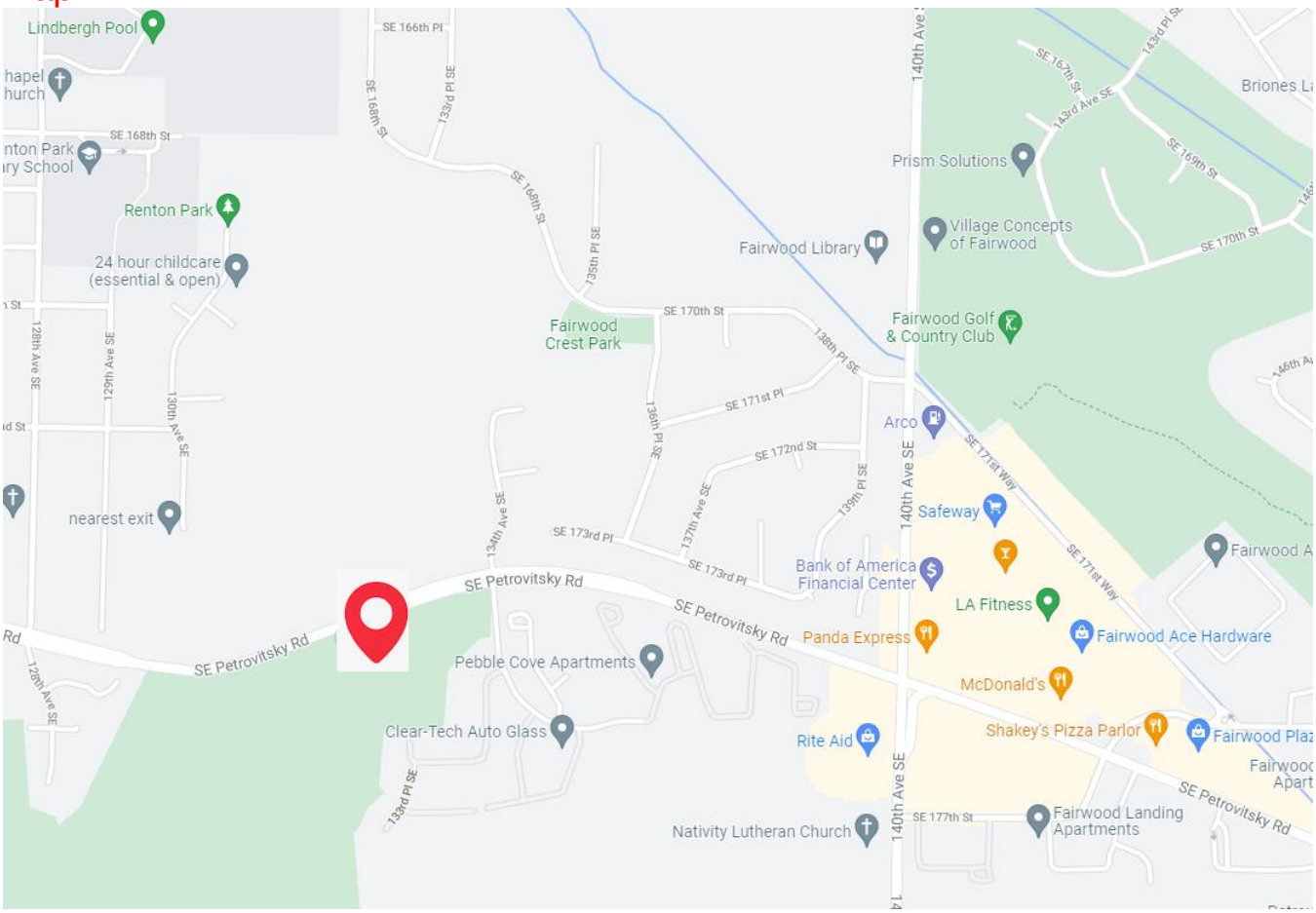
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None
10. List any government approvals or permits that will be needed for your proposal, if known.
CAD (Already approved by DPER)
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The applicant proposes to develop 99 multi-family dwelling units with 177 parking stalls on a portion of the 16.97-acre parcel (APN: 2723059039) zoned R-18. The site currently is undeveloped.

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.

It's a raw land now. Approximate address: 13222-13070 SE Petrovitsky Rd, renton, wa

Map:



Legal Description:

EXHIBIT "A"

PARCEL NUMBER: 272305-9039

PORTION OF SW 1/4 OF SECTION 27-23-05 LY SLY OF PETROVITSKY ROAD TGW PORTION OF E 1/2 OF NW 1/4 OF NW 1/4 LESS S 660 FT OF SECTION 34-23-05 TGW E 1/2 OF NW 1/4 OF NW 1/4 OF NW 1/4 TGW W 1/4 OF NW 1/4 OF NW 1/4 LESS S 264 FT DEFINED - BEGIN INTERSECTION OF A LINE PLW & 50 FT SLY, MEASURED PERPINDICULAR TO C/L OF PETROVITSKY ROAD REV & W LINE OF SW 1/4 TO POB TH N 69-10-45 E 232.16 FT TH S 52-27-33 E 224.78 FT TH N 42-13-46 E 126.81 FT TH N 67-42-24 E 94.54 FT TH S 46-37-54 E 48.78 FT TH S 38-44-40 W 77.76 FT TH S 45-38-57 W 40.16 FT TH S 33-09-05 W 80 FT TH S 51-15-20 E 47 FT TH S 38-44-40 W 205 FT TH S 57-34-02 W 148.41 FT TO S LINE OF SECTION 27-23-05 TH S 08-50-28 E 86.53 FT TH S 17-55-57 E 69.10 FT TH S 14-45-57 W 145.29 FT TH S 42-21-03 W 96.34 FT TH S 33-30-27 W 84.23 FT TH S 41-02-08 W 54.89 FT TH S 39-28-27 E 25 FT TH S 09-53-37 E 61.85 FT TH S 17-28-29 W 48.70 FT TH S 44-50-35 W 38.28 FT TH S 13-55-29 W 96.21 FT TH N 84-21-17 E 54.90 FT TH N 22-45-35 E 81.43 FT TH N 38-22-32 E 55.08 FT N 58-29-28 E 78.59 FT TH N 04-04-50 W 32.36 FT TH N 68-48-51 E 65.60 FT TH N 86-26-03 E 155.70 FT TH S 86-52-58 E 33.14 FT TH N 76-28-33 E 88.35 FT TH S 47-01-12 E 31.33 FT TH N 51-38-51 E 48.56 FT TH S 83-00-29 E 62.76 FT TH N 67-41-35 E 48.69 FT TH N 82-43-11 E 152.50 FT TH S 85-58-44 E 62.03 FT TH S 47-39-57 E 43.41 FT TH N 72-59-13 E 69.93 FT TH N 30-55-09 E 55.61 FT TH N 25-24-48 E 54.30 FT TH N 20-59-09 E 57.15 FT TH N 32-16-52 E 98.80 FT TH N 15-49-13 E 83.45 FT TH N 54-27-57 E 43.33 FT TH N 38-30-42 W 66.71 FT TH N 15-37-12 E 28.14 FT TO POINT OF CURVE TO LEFT RADIUS OF 408 FT BEARING 03-59-05 ARC DISTANCE 28.37 FT TO POINT OF CURVE TO LEFT RADIUS OF 352 FT BEARING 05-30-31 ARC DISTANCE 33.84 FT TO A LINE BEARING S 89-15-14 E 1.85 FT TO SW CORNER OF SE 1/4 OF SW 1/4 OF SECTION 27-23-05 TH S 02-05-32 W 671.10 FT (PER SURVEY) TO N LINE OF S 660 FT OF NW 1/4 OF NW 1/4 OF SECTION 34-23-05 TH N 89-04-10 W 653.33 FT TH N 02-05-30 E 4.43 FT TO SE CORNER OF NW 1/4 OF NW 1/4 OF NW 1/4 OF SECTION 34-23-05 TH N 89-09-42 W 326.68 FT TH S 02-05-29 W 399.98 FT TH N 89-04-10 W 326.66 FT TO W MARGIN OF SECTION 34-23-05 TH N 02-05-28 E 1062.97 FT TO SW CORNER OF SW 1/4 OF SECTION 27-23-05 TH N 02-34-20 E 379.48 FT TO POB - LOT B OF K C BOUNDARY LINE ADJUSTMENT NO L95L0016 RECORDING NO 9503239010 CLASSIFIED OPEN SPACE LAND PURSUANT TO RCW 84.34

King county Property Report:
https://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=2723059039

B. Environmental Elements [HELP]

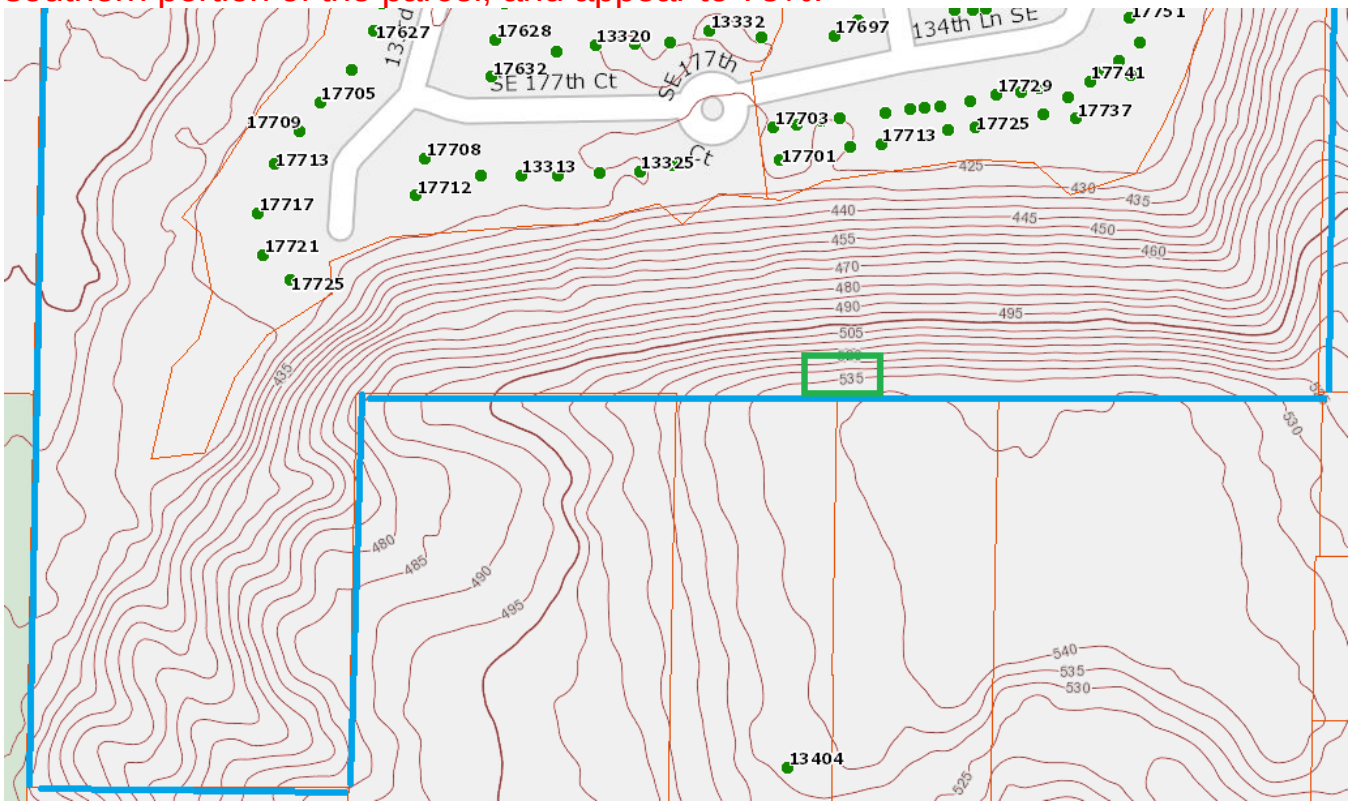
1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Within the location of proposed development the site generally slopes down from the southeast to the northwest. Steep slopes appear to be located outside the proposed development within the southern portions of the property.

b. What is the steepest slope on the site (approximate percent slope)? The steepest slopes are located outside the proposed development within the southern portion of the parcel, and appear to 75%.



535 ft southern border of the site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The NRCS Soil Survey of King County identifies five soil series on the site: Alderwood gravelly sandy loam, 0 to 6 percent slopes and 6 to 15 percent slopes; Alderwood and Kitsap soils, very steep; Seattle muck; and gravel pits (PITS). The project will propose to remove on-site soils, and import structural fill per the recommendations of a geotechnical engineer.

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

At the time of this application, it does not appear that unstable soils are within the immediate vicinity of the proposed development.

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

Fill soils will be used to prepare subgrade of proposed driving surfaces, and the building foundation. The approximate area of fill will be 36,000 sf, with a volume of 7,500 cy. Excavation will take place over an area of 42,800 sf, and will consist of approximately 4,500 cy. Source of fill will consist of the re-use of on-site soils, and imported structural fill as recommended by a Geotechnical Engineer.

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

The is a potential for erosion of exposed soils during construction, however, TESC measures will be implemented to ensure erosion is minimized during construction.

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

Approximately 9% of the total site area will be covered with impervious surfaces including asphalt, and buildings.

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

Proposed measures to reduce or control erosion will include those identified on the project TESC Plan and SWPPP. These will include providing a temporary construction entrance, the installation of silt fence, and collecting and routing construction stormwater to a proposed temporary sediment pond.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions to the air will be produced by construction equipment, and other passenger vehicles.

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

There are no known sources of off-site emission or odor that may affect the proposal.

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

All vehicles that produce emissions during the construction phase will meet the current state, and federal vehicle emission requirements.

3. Water [help]

a. Surface Water: [help]

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.

Two Category III wetlands (Wetland A and offsite Wetland D), one Category II wetland (Wetland B), and one Category IV wetland (Wetland C) were identified on or in the vicinity of the site. Additionally two Type F (fish-bearing) steams (Stream Z and Stream Y) were identified onsite and one Type F stream (Molasses Creek) was identified offsite in the vicinity of the subject property.

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 in-water work is proposed, however the project requires impacts to the buffers of Wetlands A and B and Streams Z and Y onsite, totaling 79,061 square feet.

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.

N/A, no fill material will be placed in any of the identified wetlands or streams, and no dredging is proposed.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposed project will not require surface water withdrawals or diversions.

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

The proposed project is not located within a 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 proposed project does not involve discharges of waster materials to surface waters.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No, this project does not propose to withdraw groundwater from a well.

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.
This project will not propose to discharge waster materials into the gound.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known).
The source of runoff will include stormwater from proposed driving surfaces, rooftops, and landscaping. This stormwater will be collected by proposed on-site conveyance system consisting of pipes and catch basins. Collected runoff will be detained and treated prior to being discharged from the site.
Where will this water flow?
This water will flow to the northeast side of the proposed driveway at SE Petrovitksy RD, maintaining the existing drainage patterns.
Will this water flow into other waters? If so, describe.
Detained and treated stormwater runoff will merge with the stream located on the eastern side of the property, and will ultimately drain to Molasses Creek.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Waste materials will be controlled on site with appropriate source control measures, and it is not anticipated that waste materials will enter ground or surface waters as a result of this project.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
This project proposes to maintain the existing drainage patterns by detaining runoff to match historic site conditions, and discharging runoff to the natural discharge location at the north side of the property.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Proposed measures to reduce or control surface runoff will include the installation of a flow control facility, and water quality treatment facilities per the 2016 King County Surface Water Design Manual. Additionally, flow control BMPs will be implemented to the extent required by the County for compliance with the surface water manual.

*4. **Plants*** [help]

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

__X__deciduous tree: alder, maple, aspen, other: black cottonwood (*Populus balsamifera*)
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs: osoberry (*Oemleria cerasiformis*), salmonberry (*Rubus spectabilis*), and red-osier dogwood (*Cornus alba*)
__X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
__X__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: slough sedge (*Carex obnupta*)
____water plants: water lily, eelgrass, milfoil, other
__X__other types of vegetation: western swordfern (*Polystichum munitum*) and common ladyfern (*Athyrium cyclosorum*)

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

Vegetation to be removed includes deciduous and evergeen trees, shrubs, and groundcover. Approximately 74,500 square feet of vegetation will be removed to support the proposed development, the vast majority of vegetation to be removed is dominated by Himilayan blackberry and black cottonwood due to previous land use and grading on the site.

c. List threatened and endangered species known to be on or near the site.

No ESA-listed threatened or endangered species are known to be on or near the subject property.

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

Approximately 82,306 square feet of wetland and stream buffer enhancement will be provided to preserve / enhance vegetation onsite. Buffer enhancement actions will include the removal of non-native invasive species and planting the buffer areas with native trees, shrubs, and groundcover.

e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan blackberry (*Rubus armeniacus*) and Japanese knotweed (*Reynoutria japonica*) has been observed onsite.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other: Resident cutthroat trout are documented in Molasses Creek in the vicinity of the proposed project.

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

No ESA-listed threatened or endangered species are known to be on or near the subject property.

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

The site is part of the Pacific Flyway bird migration route.

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

Approximately 82,306 square feet of wetland and stream buffer enhancement will be provided to preserve / enhance wildlife habitat onsite. Buffer enhancement actions will include the removal of non-native invasive species and planting the buffer areas with native trees, shrubs, and groundcover.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to be on or near the subject property.

6. Energy and Natural Resources [help]

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.
This project will use electric energy, and may require natural gas for heating. Electric energy will be provided for typical residential electrical use.

b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
It is unlikely that this project would impact the potential use of solar energy by adjacent properties. The proposed building is located northwest of the existing residential structures, and does not appear to be in a position that would preclude the future use of solar energy by these 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 proposed structure will implement any elements required by the current energy code. These may include energy efficient electrical systems, and energy efficient building insulation.

7. Environmental Health [help]

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.
Environmental health hazards will be minimized through proper implementation of source control measures during construction, and

will remain consistent with typical residential use post construction. It is not anticipated that the proposed use will present environmental hazards.

1) Describe any known or possible contamination at the site from present or past uses.
There are no known contaminations at the site from past or present uses.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
There are no known hazardous chemicals or conditions that might affect the project development and design.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
Some hazardous chemcicals may include paints and finishing products used during construction of the proposed structure. These will be kept on-site and stored in a manor consistent with the requirements of source control.

4) Describe special emergency services that might be required.
Special emgergency services do not appear to be required. Typcial emergency services will be provided by the local fire, emergency medical services, and law enforcement departments.

5) Proposed measures to reduce or control environmental health hazards, if any:
Chemicals, paints, or other hazardous materials will be stored in-doors and in areas that will prevent direct contact with rain or the surrounding environment. A spill prevention plan will be implemented as necessary to control environmental health hazards if they appear present.

b. Noise

1) What types of noise exist in the area which may affect your project (for example:
traffic, equipment, operation, other)?
Noises from traffic from SE Petrovisky RD may be heard on-site.

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)?
Short term noises: Typical construction noises including, excavation, and heavy equipment for grading activities.
Long term noises: Reasonable noise typical of a residential development, including passenger vehicles.

Indicate what hours noise would come from the site.
Hours of noises from construction would likely occur between 8am and 5pm.

3) Proposed measures to reduce or control noise impacts, if any:
Proposed measures to reduce or limit noise impacts will include working during limited daytime hours (8am to 5pm).

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
While currently vacant, the project site is currently zoned as Multifamily Residential, and this proposal intends to propose a multifamily residential development. Adjacent (non-vacant) properties are zoned as residential. The proposed project will not affect the current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This site has not been used as a working farmland, or working forest land.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
This site is not anticipated to affect or be affected by any off-site working farmland, or working forest land.

c. Describe any structures on the site.
The site currently contains no structures.

d. Will any structures be demolished? If so, what?
No

e. What is the current zoning classification of the site?
R-18

f. What is the current comprehensive plan designation of the site?
UH – Urban Residential High

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

N/A – not applicable

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

Yes. Three regulated wetlands (Wetlands A-C) and two regulated streams (Streams Y and Z) were identified onsite. Additionally, one regulated wetland (offsite Wetland D) and one regulated stream (Molasses Creek) were identified offsite in the vicinity of the subject property.

i. Approximately how many people would reside or work in the completed project?
At least 99 people could potentially reside in the completed project as currently proposed.

j. Approximately how many people would the completed project displace?
The project would not result in the displacement of any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None applicable.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
This project proposes the construction of a multifamily residential development, consistent with the current zoning designation.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
The proposal is not ancipated to impact agricultural, or forest lands of long term commercial significance.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, mid-
dle, or low-income housing.
Approximately 99 units could be provided under the current proposal, and would likely be described as mid to high income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high,
middle, or low-income housing.
This proposal would not eliminate any existing housing.

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

None applicable, this project will maintain compliance with current house regulations.

10. Aesthetics [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of the proposed building will be 60' to 75', and principal exteriror materials will be consistent with materials typically used on multifamily resdential structures and may include stucco, Nichiha fiber cement, vinel or other similar products.

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

Neighboring properties currently view into the undeveloped land, and stormwater detention facility. This project will enhance views of the site by the construction of a building with aesthetically architectural elements, and finishes. Proposed landscaping will be well maintained and visually appealing.

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

The proposed structure will be designed with architectural elements consistent with aesthetically pleasing residential design standards. Proposed landscaping will be maintained.

11. Light and Glare [help]

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

Light or glare may be produced by the proposed structure, lot lights, and vehicle headlights. This would occur during the evening, and would be consistent with light produced by a residential development.

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

Proposed lighting would be consistent with typical residential lighting requirements, and is not anticipated to present a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?
Light or glare from neighboring residences, or offsite vehicles are not anticipated to affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:
Proposed lighting would be consistent with typical residential lighting requirements, and will be consistent with the neighboring developments.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
A shopping center is located approximately half a mile east of the site at the northeast quadrant of the intersection of SE Petrovitsky Rd and 140th Ave SE. This shopping center includes several franchise restaurants, and a commercial gym. The Fairwood Golf and Country Club is also located just east of the fairwood shopping center.

b. Would the proposed project displace any existing recreational uses? If so, describe. The project does not propose to displace any recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The project will provide recreational opportunities for residence as required by applicable codes.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Further investigation will be required as determined necessary.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
This project does not propose to cause a loss or changes to any known resources.

14. Transportation [help]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The site proposes to take access from SE Petrovisky Rd as shown on the site plan.

- SE Petrovitsky Road — Principal Arterial
- 140th Ave. SE — Principal Arterial
- 128th Ave. SE — Collector

b. Is the site or affected geographic area currently served by public transit? If so, generally describe.
Bus routes 102 and 906 provide service to the SE Petrovitsky Road corridor. These routes can be accessed in the vicinity of the 134th Ave. SE at SE Petrovitsky Rd. intersection within a ¼ mile of the site. Further information on these routes can be obtained from the website. http://metro.kingcounty.gov/schedules/.

If not, what is the approximate distance to the nearest transit stop?

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

The project proposal includes 177 parking stalls that meet the County requirement. In addition the site will provide the required bike stalls and would not eliminate any existing parking.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
Improvements to the existing ROW do not appear to be required for this project. This project will propose the installation of a new driveway within the ROW of SE Petrovisky RD.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The trip generation for the project is calculated using trip rates from the Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition Multifamily Housing (ITE LUC 221). All site trips made by all vehicles for all purposes, including commuter, visitor, and service and delivery vehicle trips are included in the trip generation values. See table below for trip data. The site is residential, garbage/service delivery type trucks and the occasional moving trucks would occur. These trips would comprise a very small % of site traffic.

VEHICULAR TRIP GENERATION
WEST COAST LANDING - KING COUNTY/RENTON
TRANSPORTATION IMPACT ANALYSIS

Time Period	Size (X)	TG Rate	Enter %	Enter Trips	Exit %	Exit Trips	Total (T)	Pass-by*	Pass-by Trips	Net Total
Proposed: Mid-rise Apartment - General Urban/Suburban (ITE LUC 221; 99 - units)										
Weekday	99	5.44	50%	269.3	50%	269.3	538.6	0%	0	538.6
AM peak hour	99	0.36	26%	9.3	74%	26.4	35.6	0%	0	35.6
PM peak hour	99	0.44	61%	26.6	39%	17.0	43.6	0%	0	43.6

T = trips, X = number of units, SF
* - pass-by trips percent per ITE and JTE Traffic Engineering experience, residential trips are considered new
Note: Due to rounding some values may not add up.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.

h. Proposed measures to reduce or control transportation impacts, if any:
Any applicable traffic impact fees will be paid.

- Construct site in accordance with applicable County/City requirements.
- Appropriate street frontage needs to be coordinated with the City.
- Install site access per applicable City requirements with a raised island to enforce the right turn in/out restriction as generally depicted in this report or other approved manner.

15. Public Services [help]

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

The proposal would require typical use of public services, and is not anticipated to require an increased need of existing public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.
Impacts to reduce or control direct impacts on public services will be mitigated with payment of applicable fees, and taxes.

16. Utilities [help]

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
-Connection of primary power to the off-site system will be needed.

Natural Gas – Puget Sound Engergy
-Connection to gas main will be needed as applicable.

Water – Soos Creek Water & Sewer District
-New Water service connection will be required
-A main extension, may be required

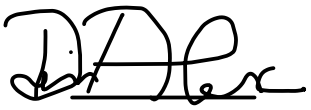
Refuse Service – Republic Services of Renton Wa

Telephone – Comcast/Centurylink
-New connection to offsite systems will be required.

Sanitary Sewer - Soos Creek Water & Sewer District
-New side sewer connection will be required to an existing main.

C. Signature [HELP]

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

Signature: 

Name of signee: DEYAN ALEX

Position and Agency/Organization: WEST COAST REAL ESTATE HOMES LLC

Date Submitted: 12/08/2021

D. Supplemental sheet for nonproject actions [HELP]

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction
with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of
activities likely to result from the proposal, would affect the item at a greater intensity or
at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; pro-duction, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO2e) Embodied	Energy	Transportation	**Lifespan Emissions (MTCO2e)**
Single-Family Home	0		98	672	792	**0**
Multi-Family Unit in Large Building	99	108,500	33	357	766	**114414**
Multi-Family Unit in Small Building	0		54	681	766	**0**
Mobile Home	0		41	475	709	**0**
Education		0.0	39	646	361	**0**
Food Sales		0.0	39	1,541	282	**0**
Food Service		0.0	39	1,994	561	**0**
Health Care Inpatient		0.0	39	1,938	582	**0**
Health Care Outpatient		0.0	39	737	571	**0**
Lodging		0.0	39	777	117	**0**
Retail (Other Than Mall)		0.0	39	577	247	**0**
Office		0.0	39	723	588	**0**
Public Assembly		0.0	39	733	150	**0**
Public Order and Safety		0.0	39	899	374	**0**
Religious Worship		0.0	39	339	129	**0**
Service		0.0	39	599	266	**0**
Warehouse and Storage		0.0	39	352	181	**0**
Other		0.0	39	1,278	257	**0**
Vacant		0.0	39	162	47	**0**

Section II: Pavement

Pavement		25,260.00				**1263000**

Total Project Emissions: **1377414**

Data entry fields