

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:

Fairwood Ranch

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PLAT 19-0004

2. Name of applicant:

Mark Wittman

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

Applicant: Mark Wittman

1520 140th Ave NE #200, Bellevue, WA 98005; (425) 816-1900

Contact: CPH Consultants – Jamie Schroeder, PE

11431 Willows Road NE, Suite 120, Redmond, WA 98052; (425) 285-2390

4. Date checklist prepared:

December 4, 2019

5. Agency requesting checklist:

King County

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

Roadway, storm drainage, and utility infrastructure to be installed Spring 2019, followed by home buildout.

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

No future additions, expansions, or future activity related to or connected with this proposal is planned.

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

A critical areas study and addendum have been prepared and are included with this application to describe the suitability of the site conditions to support the proposed development. The report includes discussion of the on-site wetlands and sensitive areas. No other environmental information has been or will be prepared, nor is any such additional information expected to be necessary for the development proposal.

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.

There are no other applications pending for governmental approvals of other proposals directly affecting the properties that are the subject of this application.

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

The following permits are expected to be necessary to complete the land use and construction permits for the project:

1. SEPA – King County
2. Preliminary Subdivision – King County

1000-PTA-17

3. Clearing, Grading, Roadway and Storm Drainage permitting – King County
4. Individual Building Permits – King County
5. General Storm Water Permit – Department of Ecology

King County Department of Health will issue additional permits for the on-site septic systems and Group B Well Site.

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 project proposes to subdivide and develop a 61.36 acre parcel into 6 individual single-family residential lots. In addition, the project will extend 153rd Avenue SE and add a new on-site private access road to provide access to lots 3 and 4. The new lots will receive water from a Group B Well Site located in the open space tract on the property and will be served by individual septic systems for sanitary sewer.

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.

A legal description, site plan, vicinity map, and topographic map of the properties is included in the accompanying Preliminary Subdivision Application. The subject property is referenced by the King County Assessor's office as tax parcel number: 1122059055. The project is located to the north of the end of 153rd Avenue SE approximately 650 feet north of the intersection of 153rd Avenue SE and SE 224th Street. There is currently no street address associated with the parcel. More generally, the site is located in the SE ¼ of the SW ¼ of Section 11 of Township 22 North, Range 5 East, in King County Washington.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

The site moderately slopes from the northeast and southwest towards the middle of the site where an unnamed stream flows through the site. Slopes are more gradual in the northeast and southwest portion of the site and get gradually steeper as you get closer to the middle.

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

The steepest grade is near the middle of the site and lies somewhere between 25-35%. This portion of the site is currently planned to remain untouched and placed in a permanent sensitive area tract.

- 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.

Soils over the majority of the site are generally characterized as Alderwood gravelly sandy loam, 8 to 15 percent slopes by the National Resource Conservation Service (NRCS). A small section of the site stretching from the middle to the western boundary is comprised of Everett very gravelly sandy loam, 8 to 15% slopes.

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

No indications of unstable soils were observed nor is there a known history of unstable soils existing on or in the immediate vicinity of the site.

- 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.

The project proposes to clear and grade approximately 19.08 acres of the site to complete the construction of the roadway, storm drainage, and individual lots necessary for single-family residential subdivision. Approximately 3,000 cubic yards of cut and 270 cubic yards of fill for a net 2,730 of cut is estimated to be the total earthwork for the roadway and storm drainage improvements. Grading for lot pads and associated infrastructure will be completed with individual building permits.

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

Erosion and sedimentation during construction activities is possible, primarily while the re-graded soils are exposed, and roadway is being constructed. Localized erosion on the residential lots during home construction is possible. Permanent site improvements, including storm drainage systems and landscaping, installed with the project will make erosion unlikely.

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

Approximately 2.6% (1.6 acres) of the site will be covered with impervious surfaces comprised primarily as roadway pavement, driveways, and building roofs.

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

The project will implement typical temporary erosion control best management practices (BMPs) including silt fence, temporary sediment traps and/or ponds, and interceptor collection ditches all in accordance with County clearing, grading, and erosion control standards. In addition, the project will be constructed with provisions of an approved storm water pollution prevention plan (SWPPP).

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.

Construction machinery will produce exhaust during site development work. Emissions typical of single-family residential neighborhoods including vehicular exhaust, fire place smoke, etc. Are likely with the completed development.

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

There are no off-site emissions or odor that would affect the proposal.

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

No measures are planned or are expected to be required to reduce air control emissions from the proposed single-family residential development.

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.

An unclassified stream runs through the middle of the site and converges with Big Soos Creek further downstream. The wetland report describes the "stream" as better characterized as a string of small ponds and channelized areas of slow moving water running from the southeast to northwest direction. Lake Youngs, a large reservoir lake operated by Seattle Public Utilities, is located approximately 0.3 miles to the east of the site.

- 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 work over, in, or adjacent to the described water is proposed with the project.

- 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.

No fill or dredge material will be placed or removed from surface water or wetlands with the project.

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

No, the project does not propose any surface water withdrawals or diversions.

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

No, the project does not lie within a 100-yr 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.

No, the project will not involve any discharges of waste 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.

Groundwater will be withdrawn from a Group B Well Site for drinking and residential use for the project. The well will be located in an open space tract along the southern boundary of the site, and approximately 2,000 gallons of water will be withdrawn per day.

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.

Waste from septic drainfields will be discharged into the ground for the project. Six single-family residential units will each be served by their own septic system.

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). Where will this water flow? Will this water flow into other waters? If so, describe.

There are currently no formal collection or other storm water controls on the site. The project is comprised of a single drainage basin where surface runoff travels as sheet flow from the northeast and southwest corners of the site towards the middle where it is collected in an unnamed stream that leaves the site near the northwest corner. Approximately 1.5 miles downstream of the project site the unnamed stream discharges into Soos Creek. The drainage basin is comprised mostly of undeveloped forest and wetland areas.

Surface water runoff from the developed site will travel mostly as sheet flow over pervious and impervious surfaces, and also as concentrated channel flow through swales along both sides of 153rd Avenue SE. Runoff from the road extension along 153rd Avenue SE and the developed storm drainage tract will be collected and directed to the on-site combined detention/water quality pond. Meanwhile,

flows from the individual lot improvements and developed private access tract serving lots 3 and 4 will be fully dispersed using dispersion trenches.

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

Waste materials are not expected to enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The project aims to preserve the existing drainage pattern and ultimate downstream discharge point. No alterations to the site drainage patterns are anticipated.

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

No measures are planned or are expected to be required to reduce or control emissions from the proposed single-family residential development.

4. **Plants** [\[help\]](#)

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- 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?

This development will involve clearing of trees and ground cover to facilitate grading and infrastructure improvements. The sensitive area tracts located on the project site will remain undisturbed.

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

This development will involve clearing of trees and ground cover to facilitate grading and infrastructure improvements. Due to multiple on-site wetlands and an unclassified stream flowing through the middle of the property, the majority of the site will remain forested and undisturbed.

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

Large portions of the site are to be preserved as sensitive area tracts in order to preserve the existing natural wetlands. Additionally, individual lot clearing will be completed per current zoning code during the building permit phase.

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

There are no know known to be on the site.

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 _____

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

There are no listed or endangered animal species known to be on the site.

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

The site lies within the Pacific Flyway for migratory birds.

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

Due to multiple on-site wetlands and an unclassified stream flowing through the middle of the property, the majority of the site will remain forested and undisturbed and therefore be preserved for wildlife. No other species measures are proposed or expected to be necessary to preserve or enhance wildlife.

- 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 site.

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.

Electricity and natural gas will be used by future residents for heating and typical household functions.

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

No, the project will not affect the potential use of solar energy by adjacent parcels.

- 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:

Building insulation and energy codes will ensure some energy conservation.

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.

- 1) Describe any known or possible contamination at the site from present or past uses.

There is no known contamination of the site from present or past 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/conditions that might affect the proposal.

- 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.

No toxic or hazardous chemicals are known or expected to be stored or used.

- 4) Describe special emergency services that might be required.

Standard residential emergency services such as fire and paramedic will be needed, but no special emergency services would be required.

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

No special measures to reduce or control environmental health hazards are proposed or expected to be necessary for the project proposal.

b. Noise

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

Typical residential neighborhood and vehicular noise from established and planned single-family communities in the vicinity of the site will be heard by future home-sites within the project.

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

Noise from construction equipment during allowable County working hours would occur with the project on a short-term basis. Traffic to and from the site during its construction would also be a potential short-term change in noise level. Hours of construction will be limited to between 7am and 10pm on weekdays and 9am to 8pm on weekends. Long-term noise will be limited to typical pedestrian and vehicular activities of a single-family residential neighborhood.

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

Construction Noise will be limited by King County working hour restrictions. No additional noise mitigation measures are proposed or expected to be necessary.

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.

The site is currently undeveloped and covered in dense vegetation. The surrounding properties are a mixture of single family subdivisions and undeveloped land. Additionally, Lake Youngs is located to the northeast of the project and is owned and operated by Seattle Public Utilities. The proposed project will not affect the current land uses of nearby 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?

The project site has not been used as working farmlands or forest lands of long-term commercial significance. There is no portion of the site that will require conversion from farm/forest designation for development.

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:

No surrounding farm or forest land is expected to adversely affect the project, nor would the proposed project affect any surrounding working farms or forest land.

c. Describe any structures on the site.

There are no existing structures on the site.

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

No structures currently exist on the site and no structures will be demolished as part of this project.

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

The current zoning classification of the site is RA-5.

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

The current comprehensive plan designation for the property is "Rural RA and F". Soos Creek Community Plan.

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

The site is not located in a shoreline area and therefore has no shoreline master program designation.

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

King County Imap identifies a wetland located near the southeast corner of the site. A critical areas study was also prepared which identifies a total of three on-site wetlands. The critical areas study has been included as part of the application application to describe the suitability of the site conditions to support the proposed development.

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

The 6 new residential homes are expected to be owner-occupied. Assuming an average 3 persons per household, the project would result in approximately 18 new residents.

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

There are no existing residences on the site. As such, no persons will be displaced as a result of the project.

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

No measures to avoid or reduce displacement of persons are proposed or expected to be necessary.

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

The proposal is compatible with existing and projected land uses and plans, therefore no proposed measures to ensure the proposal is compatible are proposed or expected to be necessary.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

No measures are proposed or expected to be necessary to ensure compatibility with any agricultural or forest land areas. This single-family residential development as proposed is consistent with currently allowed uses and are not incompatible with nearby agricultural and forest lands of long-term commercial significance.

9. Housing [\[help\]](#)

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

6 middle-income single-family residential homes will be provided with the project.

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

No units would be eliminated with this project.

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

No measures are proposed or expected to be necessary to reduce or control housing impacts from the planned single-family residential development.

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?

Building heights will conform to the maximum building height allowed by King County Code section 21A.12.030. The exterior building materials are not yet known, but are expected to be conventional wood, stone, and brick typical of single-family residential structures in the area.

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

The proposed single-family residential development will slightly alter views of neighboring parcels by developing existing forest area into single-family housing and associated infrastructure. Various sensitive area tracts around the site will remain unaltered.

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

No additional measures to reduce or control aesthetic impacts of this single-family residential development other than compliance with any applicable King County development standards are expected to be necessary.

11. Light and Glare [\[help\]](#)

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

Neighborhood lighting and vehicle headlights will produce some level of glare during non-daylight hours.

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

The potential light or glare resulting from the proposed single-family residential development would not be a safety hazard or interfere with views.

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

No existing off-site light sources should affect this proposal.

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

No special measures to reduce or control light and glare impacts are proposed nor are they expected to be necessary. The project will be designed in compliance with King County lighting standards

12. Recreation [\[help\]](#)

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

Lake Youngs Trail runs along the northern and eastern border of the project site and continues in a loop around Lake Young. No other designated or informal recreation opportunities are in the immediate vicinity.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No, the project will not displace any existing recreation uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No proposed measures to reduce or control impacts on recreation are proposed nor are they expected to be necessary.

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.

There are no existing buildings or structures on the site. There are various buildings and structures on adjacent parcels that are likely more than 45 years old, but none of these are expected to be eligible for listing in national, state, or local preservation registers. The Washington State Department of Archaeology and Historic Preservation (DAHP) online research tool was used to confirm that none of the existing structures on the adjacent properties are listed for historic preservation.

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.

There are no known or observed landmarks, features, or other evidence of Native American or Historic use or occupation of the site.

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.

No tribal resources are known to be on or near the site. County process includes consultation with outside agencies, including potentially affected Native American tribes, to assess the potential impacts to/existence of cultural and historic resources. The Washington State Department of Archaeological and Historical Preservation (DAHP) online research tool was used to identify whether or not there were any

Historic Property Inventories (PHI) identified on or near the site. No records/findings appeared on or in the near vicinity of the site. No additional assessment efforts are proposed or expected to be necessary for this project. Construction monitoring and reporting of any cultural or historic resources found on the site is expected to be a condition of the project.

- 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.

No measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources are proposed or expected to be necessary. If historic or cultural resources are discovered during the course of construction, the County and appropriate state agencies will be notified in accordance with an approved inadvertent Discovery Plan.

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 will be served by the extension and improvements of 153rd Avenue SE to the north of where it intersects SE 224th Street. The street extension will terminate at a cul-de-sac turnaround where driveways and a private access tract will serve the new residential units.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, the site is not currently served by public transit. The nearest public transit stop is more than 2 miles away from the site.

- 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 will provide a driveway/parking area on each lot. No additional parking spaces will be provided. No existing parking spaces will be eliminated.

- 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).

The project will extend the private minor access road, 153rd Ave SE per County standards. These improvements will terminate in an on-site cul-de-sac turnaround which will serve the 6 single-family lots.

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

No, the project will not use (or occur in the immediate vicinity of) water, rail, or air transportation.

- 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?

Approximately 60 average daily trips would occur based on an estimated 10 vehicular trips per day per unit. Peak volumes would occur during peak AM and PM hours to account for work-related commute hours.

- 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, the proposal is not expected to interfere with, affect, or be affected by the movement of agricultural and forest products on the roads in the area.

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

No proposed measures to reduce or control impacts on transportation are proposed nor are they expected to be necessary.

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.

6 additional single-family homes are planned for the project. The homes within the project will require additional public fire, police, health care, and school services.

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

The completed project will add to the area's tax base, which will in turn support growth of public service availability.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

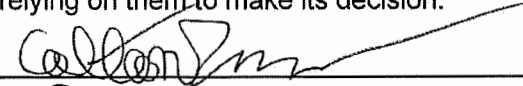
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

- Sewer Service (**Private Individual Septic Systems**)
- Water Service (**Shared Group B Well Site**)
- Electric Power & Natural Gas (**Puget Sound Energy**)
- Communication & Cable (**Verizon, WAVE**)

The public utilities expected to be available and that would require extension in accordance with the applicable purveyor's standards would be:

C. Signature [HELP]

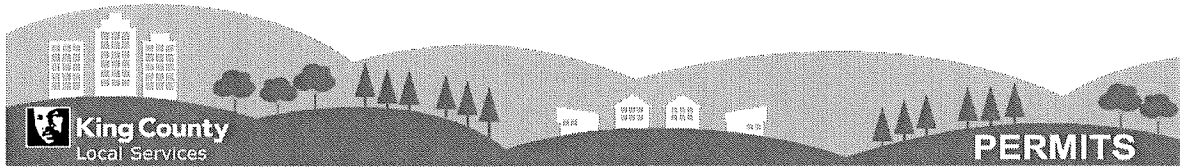
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Colton Darden

Position and Agency/Organization CPH Consultants

Date Submitted: 12/5/19



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)			Lifespan Emissions (MTCO2e)
			Embodied	Energy	Transportation	
Single-Family Home.....	6		98	672	792	9371
Multi-Family Unit in Large Building	0		33	357	766	0
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.....		22.00				1100
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Total Project Emissions:

10471

Data entry fields

