

# 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 Apartments

2. Name of applicant:

Applicant:

West Coast Landing

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

Applicant & Contact:

West Coast Landing  
510 Peninsula Ave, # 201  
Burlingame, CA 94010  
Contact: Deyan Alex  
Phone: 415-515-0018

4. Date checklist prepared:

September 2023

5. Agency requesting checklist:

King County Department of Local Services, Permitting Division

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

The Critical Areas Alteration Exception decision will dictate the timeline for development. The applicant expects construction in 2025-2026 or as permitting and market conditions dictate.

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

There is no planned future activity related to this proposal.

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

The following environmental documents have been prepared directly related to this proposal:

- SEPA Environmental Checklist with GHG Worksheet
- Preliminary CAEX Plan Set prepared by Barghausen Consulting Engineers, Inc.
- Boundary and Topographic Survey prepared by Contour Engineering, LLC
- Technical Information Report prepared by Barghausen Consulting Engineers, Inc.
- SWPPP prepared by Barghausen Consulting Engineers, Inc.
- Level 1 Downstream Analysis prepared by Barghausen Consulting Engineers, Inc.
- Transportation Memorandum prepared by Jake Traffic Engineering, Inc.
- Wetland Inflow Volume Analysis prepared by Clear Creek Solutions, Inc
- Wetland and Fish and Wildlife Habitat Assessment Report prepared by Soundview Consultants
- Conceptual Mitigation Plan prepared by Soundview Consultants
- Arborist Report and Tree Risk Assessment prepared by Soundview Consultants
- Alternative Design Analysis prepared by Soundview Consultants
- Water Availability Certificate from Soos Creek Water and Sewer District

- Sewer Availability Certificate from Soos Creek Water and Sewer District
- Sewer Availability Certificate from Cedar River Water and Sewer District

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications are pending that affect the subject property.

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

The following government approvals or permits will be required for this proposal:

- King County Critical Areas Determination (approved)
- King County SEPA determination
- King County Critical Areas Alteration Exception
- King County Site Development Permit
- Soos Creek Water and Sewer District Water Developer Extension Agreement and Permit
- Soos Creek Water and Sewer District (or Cedar River WSD) Sewer Developer Extension Agreement and Permit
- City of Renton Right-of-Way Use Permit
- Department of Ecology NPDES permit
- King County DNRP Easement Revisions
- King County Building Permits for retaining walls and apartment building

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 is to construct a five story, 22-unit apartment building with 37 surface parking stalls, access driveway, trash enclosure, and associated outdoor recreation space. The project will require intrusion into regulated buffers for wetlands and streams on the site, subject to the Critical Area Alteration Exception.

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 is located on the south side of SE Petrovitsky Road, approximately 790 feet west of 134th Ave SE. King County Parcel No.: 272305-9039 in the SW 1/4 of Section 27, Township 23N, Range 5E, W.M.

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

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

a. General description of the site:

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

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

The existing site topography gently descends from southeast to northwest. At the south end of the site there are constructed slopes up to 50 percent from historical mining activities.

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 on the site consist of Alderwood gravelly sandy loam (AgB and AgC), Alderwood Kitsap (AkF), Seattle Muck (Sk), and PITS. Alderwood gravelly sandy loam is classified prime farmland if irrigated and Seattle Muck is classified prime farmland if drained. If soils are removed from the site, they would consist of Seattle Muck or Alderwood Kitsap. The site was previously mined, so there is no commercial or agricultural significance to removing soils from the site.

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

The applicant is not aware of any unstable soils on the site or in the immediate vicinity.

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.

Grading consisting of approximately 8,700 cubic yards on site will occur for site grading for lots, roads, utilities, and stormwater facilities. Imported material will consist of structural fill, gravel, and/or pavement for roads, utility trenches, building pad, new driveways and/or parking areas as applicable. Approximately 3,300 cyds of soil may be exported to an approved site. Imported material will come from a gravel pit or other approved source.

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

During construction erosion could occur from a precipitation event. In durations of extreme dryness and wind, dust erosion could result.

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

Less than 10 percent of the site will be covered with impervious surfaces.

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

A SWPPP will be prepared, and the contractor will need to install erosion control best management practices and maintain them throughout construction.

## 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.

During site construction and grading diesel equipment will produce emissions when/if present on the site. After completion, typical emissions from a 22-unit residential apartment building will be generated.

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

Offsite emissions include single family homes, multifamily homes and nearby urban roads. These are not expected to affect the proposal.

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

No measures to control emissions are warranted or proposed.

### 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.

The site contains wetlands and streams that flow to Molasses Creek and ultimately Cedar River.

- 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.

The entirety of the project will occur within 200 feet of wetlands and/or streams.

- 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 is proposed to be removed or placed in surface waters or wetlands. No direct impacts to streams or wetlands are proposed.

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

The proposal will not require surface water withdrawals or diversions. All storm water will discharge to the natural location after detention and treatment in the on-site stormwater facilities.

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

No portion of the site is 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 22-unit apartment building will be connected to public sewers. Stormwater is proposed to be routed to detention and water quality facilities prior to discharge at the natural location(s) with flows to mimic existing hydrology.

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 groundwater will be withdrawn by the project.

- 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.

No waste materials will be discharged to the ground. The 22-unit apartment building will be served by public sewers.

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.

Sources of runoff from the proposal will include precipitation falling on new impervious areas created by the project. Storm water currently flows across the site and/or infiltrates into the ground. After the project is complete, stormwater will be collected in a system of catch basins and pipes and routed to the on-site stormwater detention and water quality vault system. Stormwater will be released at the north end of the site.

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

The project will be designed to avoid any discharge of waste materials into ground or surface waters. The temporary erosion and sedimentation control (TESC) will be provided during construction to prevent storm water sediment from leaving the site. Stormwater is proposed to be routed to detention and water quality facilities.

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

The proposed stormwater design is not anticipated to create an increase in storm water duration flow rates from the existing land cover condition, and by controlling flows will reduce the impacts of the new development on downstream properties and conveyance systems.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage

pattern impacts, if any:

The project will detain and treat stormwater per the 2021 King County Surface Water Design Manual by providing Level 2 flow control and enhanced basic water quality treatment, while meeting the required wetland volume fluctuation standard as required for wetland protection.

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

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

- deciduous tree: alder, maple, aspen, other: cottonwood, dogwood
- evergreen tree: fir, cedar, pine, other (hemlock)
- 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?

Trees and understory plants and shrubs will be removed for construction.

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

The applicant is not aware of any threatened or endangered plant species known to be on or near the site.

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

More than 90 percent of the site will remain undisturbed by the proposal. Buffer enhancement is proposed to mitigate indirect stream and wetland impacts and direct impacts to buffer areas.

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

Himalayan blackberry and tansy ragwort have been observed on or near 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: raccoons, rodents
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

The applicant is not aware of any threatened or endangered species on or near the site.

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

The site and all of Western Washington is part of the Pacific Flyway for migratory birds.

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

No wildlife preservation measures are proposed.

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

The applicant is not aware of any invasive animal species 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.

The project will have typical residential energy needs which will be accommodated by natural gas, electric services and potentially solar.

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

The future apartment will all comply with building heights per King County Code. Because the apartment building will be setback significantly from surrounding development, no impact to solar use by adjacent properties would be caused by the project.

- 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 apartment building will be constructed to meet applicable local, state, and federal building codes to ensure compliance with energy conservation standards.

## **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 are no known environmental health hazards or exposure to toxic risks on the site or proposed as part of the proposal.

- 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.

The applicant is not aware of any existing hazardous chemicals or conditions that would affect development as proposed. There are no hazardous transmission pipelines near the site.

- 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.

During construction, no toxic or hazardous chemicals are expected to be used on site. After construction typical household chemicals, cleaners, and/or fertilizers would be expected to be used by future homeowners.

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

No special emergency services will be required by the proposal.

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

No measures to control environmental health hazards are warranted or proposed.

#### *b. Noise*

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

Noise near the site includes sounds from typical residential development and suburban roads.

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

Short-term impacts may result from the use of construction equipment during site development and during the home construction of the apartment, access, utilities, and parking. After construction, the site would generate noise consistent with typical multifamily residential development.

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

The applicant will adhere to the construction work hours of operation per King County Code.

### **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.

There are no structures on the vacant site. Surrounding uses include single- and multi-family dwellings to the east and critical areas/parks to the west, north, and south. The proposed 22-unit apartment will not impact adjacent land uses.

- 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 1936 GIS Aerial Photo shows the property was partially forested at that time. It is possible that the property was commercially logged at some historical date. The property is not currently or in recent years been a working forest or working farm.

- 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:

The proposal is not in a location where farming or forestry occur.

- c. Describe any structures on the site.

The site does not contain any structures.

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

No structures will be demolished.

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

The site is currently zoned R-18.

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

The comprehensive plan designation for the site is Urban Residential, High (>12du/acre).

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

This item does not apply; there are no shorelines on the site.

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

The site contains regulated critical areas including wetlands, streams and steep slopes.

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

Approximately 44 people would be expected to live in the development.

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

The site is vacant so no displacement will result from the project.

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

The site is vacant so no displacement will result from the project.

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

The project is designed to minimize impacts to critical areas to the maximum extent possible while adhering to the zoning based minimum density for the site (22 units proposed out of more than 300 units "possible" per R-18 zoning). Impacts and indirect critical area impacts will be mitigated with enhanced buffers. The 22 apartment units will be established near bus services and will provide new market rate housing opportunities in the urban zone.

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

The project will not create any impacts to agricultural or forest lands long term significance.

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

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

The project proposes 22 housing units. Housing will be market rate housing.

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

No housing units will be eliminated.

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

No housing impacts will be caused by the project. The project will provide new market rate housing opportunities in the urban zone.

## 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 structures will be new homes up to 50 feet tall. Exterior building materials will consist of wood siding, Hardi® siding, stone, brick, glass and/or metal.

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

No views in the immediate vicinity will be altered or obstructed by the proposal.

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

No measures to reduce or control aesthetic impacts are warranted or proposed.

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

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

The proposal will install dusk to dawn street lighting with shutoffs where needed to eliminate glare and to avoid light trespass into wetland buffers. No glare is expected from the project.

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

The proposal will not produce light or glare; therefore, this item does not apply

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

Existing off-site sources of light include residential homes and streetlights. No offsite light sources are expected to affect the proposal.

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

Streetlights and future apartment will use dark sky compliant lighting and cutoffs where warranted.

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

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

The site is adjacent and in proximity to Soos Creek Park and Trail and County-owned open space, which is not currently developed near the site.

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

The proposal will not displace any existing 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:

Onsite recreation facilities are planned on the site and inside the proposed apartment building for the future residents. The applicant intends to cooperate with King County DNRP to reconfigure or relocate an existing trail easement through the site.

## **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.

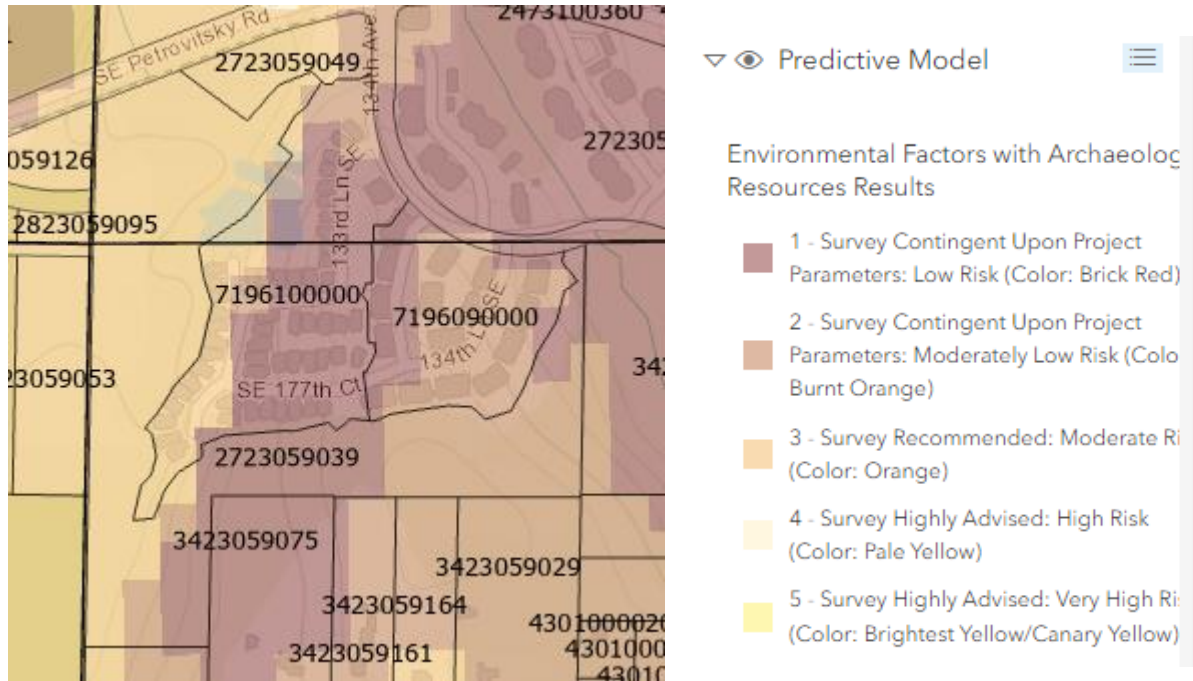
The site does not contain any structures.

- 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.

The site does not contain any apparent landmarks or features that indicate historic use or occupation.

- 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.

The applicant has consulted the DAHP WISAARD predictive model map which indicates low to moderately low risk for the development area.



Environmental Factors with Archaeological Resources Results

- 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.

If any evidence of historical or archaeological resources is discovered during construction, the contractor or owner shall stop work and consult with King County and Tribes for direction.

**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 is served by SE Petrovitsky Road.

- 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?

Metro Route 906 serves SE Petrovitsky Road within 1000 feet of the site entrance.

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

The apartment will have 37 surface parking spaces. No 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 construct street improvements at the site entrance to SE Petrovitsky Road as determined by City of Renton.

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

The project is not in the vicinity of air, rail, or water 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?

Per the Transportation Memorandum prepared by Jake Traffic Engineering, the 22-unit apartment will generate approximately 100 average daily trips, including 8 am peak hour and 9 pm peak hour trips.

- 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.

A proposal will not interfere with, affect or be affected by the movement of agricultural or forest products on roads and streets in the area (those activities do not occur nearby).

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

The project proposes to construct a new right-in/right-out driveway connection to SE Petrovitsky Road. Traffic impact (MPS) fees will be paid at the time of the future building permit.

The on-site sidewalk will connect to existing sidewalks on SE Petrovitsky Road.

## 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 project will result in an incremental increased need for public services including fire protection, police protection, transit, health care, schools, and parks.

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

The developer will pay impact fees for traffic and schools as applicable. Onsite recreation space will provide recreational opportunities for future apartment tenants and their children.

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

- a. Circle utilities currently available at the site:

electricity,  natural gas,  water,  refuse service,  sanitary sewer, septic system, other \_\_\_\_\_


Water, sewer, power, natural gas, cable and telephone services are located in adjacent streets.

- 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, sewer, power, natural gas, cable and telephone services will be brought to site as part of this proposal. Trenching, work within rights-of-ways and other construction activities both on and off-site will be needed to extend utilities to and through the site.

**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	Ivana Halvorsen
Position and Agency/Organization	Senior Planner
Date Submitted:	9/7/2023



**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.....	0		98	672	792	0
Multi-Family Unit in Large Building .....	22		33	357	766	25425
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.....		35.00				1750
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**Total Project Emissions:**

**27175**

Data entry fields