



**King County**  
**Department of Permitting**  
**and Environmental Review**  
35030 SE Douglas Street, Suite 210  
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www.kingcounty.gov

PLAT19-0001 Mullen Preliminary Plat  
Application Date: January 18, 2019

S04 Web date: 07/15/2015

## SEPA CHECKLIST

For alternate formats, call 206-296-6600

### 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:*** [\[help\]](#)

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: [\[help\]](#)

*Mullen Plat*

2. Name of applicant: [\[help\]](#)

*D.R. Horton*

3. Address and phone number of applicant and contact person: [\[help\]](#)

*LaWana Quayle*

*11241 Slater Ave NE*

*Suite 200*

*Kirkland, WA 98033*

*206-771-0932*

*lquayle@drhorton.com*

4. Date checklist prepared: [\[help\]](#)

*January 14, 2019*

5. Agency requesting checklist: [\[help\]](#)

*King County Permitting and Environmental Review*

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

*Begin Clear and Grade spring 2020.*

*Begin home construction winter 2020 and spring 2021.*

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

*There are no additional plans at this time.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

*Preliminary TIR*

*Critical Area Report*

*Geotechnical Report*

*Arborist 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. [\[help\]](#)

*None.*

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

***Preliminary Plat Approval, SEPA Determination, Forest Practices Permit (if required), Drainage Plan Approval, Water and Sewer Construction Plan Approval, Grading Permit, Final Plat Approval, Residential Building Permit.***

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

***This proposal is for a new preliminary plat that consists of 18 residences. The property is located in R-4 zoning and approximately 3.15 acres. There is a storm vault located in Tract A. Tract B has been created to protect the critical area from encroachment or development. The site is exceeding the allowed base density through the purchase of TDR's. This is permitted through King County Municipal Code.***

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. [\[help\]](#)

***This project is located at 3221 South 282nd Street in unincorporated King County, Washington. The property is identified by Tax Parcel No's. 796760-0031 & -0034. Please reference the plans submitted as part of the preliminary plat application for a vicinity map and township and range of this project.***

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

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

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

***The steepest slope on site is approximately 18% and is located in the southwestern corner 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. [\[help\]](#)

*According to the USDA NRCS Web Soil Survey the site is 100%% Alderwood gravelly sandy loam, 8 to 15 percent slopes (AgC).*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

*There is no surface indication or a history of unstable soils in the 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. [\[help\]](#)

*The purpose of grading and excavation is to construct streets and infrastructure to County standards, provide building pads, and construct the storm vault. The quantities of the cut and fill that will occur are approximately 10,000 0CY cut and 7,000CY fill. Please refer to the Preliminary Grading Plans for more information.*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

*Very unlikely, however the use of BMP's will mitigate possible erosive situations should they occur.*

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

*Approximately 55% will be covered by impervious surface.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

*A temporary erosion and sedimentation control (TESC) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: silt fence, TESC ponds, catch basin inlet protection and other measures which may be used in accordance with the requirements of the County. The native topsoil and duff will be sustained to the maximum extent feasible.*



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

*During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and other behavior typical of maintenance of a mixed-use/residential uses.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

*Off-site sources of emissions are those typical of the residential neighborhoods that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby houses. I-5 run approximately 350ft to the west. However, other neighborhoods have recently been developed which are nearby the Mullen Short Plat and within the same approximate distance to I-5. We are not aware of any additional impacts these new neighborhoods have incurred from its proximity to I-5. Further there is an unopened ROW directly adjacent to the site which is heavily treed. There is also an undeveloped parcel to the west of the ROW which is heavily treed. These two properties act as a buffer.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

*Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.*

*Automobile and fireplace emission standards are regulated by the State of Washington.*

## 3. Water [\[help\]](#)

- a. Surface Water:

- 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. [\[help\]](#)

*According to the critical areas study there is a Category II wetland with 125' buffer located to the west 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. [\[help\]](#)

*Yes. The applicant is proposing to reduce the wetland buffer by 25'. Please see plans submitted as part of the application for more detailed information.*

- 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. [\[help\]](#)

*None.*

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

*No.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

*No.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

*No, the project will be connected to the public sanitary sewer system.*

b. Ground Water:

- 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. [\[help\]](#)

*No.*

- 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. [\[help\]](#)

*There will be no direct discharge of waste material into the ground.*

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. [\[help\]](#)

*Stormwater will be generated from roofs, driveways, and from ROW improvements. From here stormwater will be collected through a series of catch basins and directed into a stormwater detention vault.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

*This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with automobile discharges and yard and garden preparations. Pollutants generated during construction include suspended solids and trace petroleum hydrocarbons. Following construction, the two primary sources of pollutants include roadways and landscaping chemicals. Roadway runoff includes trace petroleum hydrocarbons and trace metals. Landscaping chemicals include fertilizers, pesticides and herbicides.*

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site?  
If so, describe. [\[help\]](#)

*No.*

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

*Stormwater generated from impervious surfaces will be routed to a proposed onsite stormwater detention vault with the following capacity.*

*Storm Detention Volume*  
*41,292 cf*

*Storm Water Quality Volume*  
*12,276 cf*

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ 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? [\[help\]](#)

*As a part of the project, much of the ground cover and trees will be cleared in favor of landscaping associated with residential lots. Tree retention proposed complies with King County Code.*



- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

*No threatened or endangered 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: [\[help\]](#)

*Proposed landscaping may include the use of native or drought resistant plants. Invasive species found on site will be removed to enhance existing vegetation, where retained.*

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

*There are no known noxious or invasive species known to be on or near 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. [\[help\]](#)

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. [\[help\]](#)

*There are no known threatened or endangered species known to be on or near site.*

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

*Yes. The Pacific Flyway. But this site is not known to be utilized by migratory birds.*

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

*The project will comply with tree retention standards set forth by King County Municipal Code.*

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

*None.*

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

*Electricity and/or natural gas will be the primary source of energy used to provide heating and cooling*

*to each home. These forms of energy are immediately available to the site. The builder will provide the appropriate heating and cooling systems which are energy efficient and cost effective for the homebuyer.*

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe. [\[help\]](#)

*No.*

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

*The requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures will be evaluated for suitability in all new construction.*

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

*No.*

- 1) Describe any known or possible contamination at the site from present or past uses.  
[\[help\]](#)

*There are no known contaminants on the site from past or present.*

- 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. [\[help\]](#)

*There are none to our knowledge.*

- 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. [\[help\]](#)

*Any chemical stored on site would be typical of residential home construction.*

- 4) Describe special emergency services that might be required. [\[help\]](#)

*None to our knowledge.*

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

*There are no on-site environmental health hazards known to exist today, nor are there any that will be generated as a direct result of this project.*

b. Noise [\[help\]](#)

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

*The main source of off-site noise in this area originates from the vehicular traffic present on I-5 and S 282<sup>nd</sup> St.*

- 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. [\[help\]](#)

*Short-term noise impacts will result from the use of construction and building equipment during site development and home construction. These temporary activities will be limited to legal working hours as prescribed by County Code. Long-term impacts will be those associated with the increase of human population, additional traffic and noise associated with residential areas will occur in the area.*

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

*Building construction will be done during the hours prescribed by the County. Construction equipment will be equipped with muffler devices and idling time will be encouraged to be kept to a minimum.*

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. [\[help\]](#)

*North: Single Family  
South: Single Family*

*East: Single Family  
West: Undeveloped Single Family*

*Current proposal will be compatible with current 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? [\[help\]](#)

*No.*



- 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: [\[help\]](#)

*No.*

- c. Describe any structures on the site. [\[help\]](#)

*Parcel 7967600031 contains one single family house which is approximately 2,900 sf in size.  
Parcel 7967600034 contains a large detached garage.*

- d. Will any structures be demolished? If so, what? [\[help\]](#)

*All structures will be demolished*

- e. What is the current zoning classification of the site? [\[help\]](#)

*R-4*

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

*Single Family Residential*

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

*Not applicable*

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

*Yes, a Category II wetland.*

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

*Approximately 45 people would reside in the completed project (18 DU X 2.5 persons per DU = 45).*

- j. Approximately how many people would the completed project displace? [\[help\]](#)

*None. The current owners are proponents of the project.*

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

*None. The current owners are proponents of the project.*

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

*The project will comply with the current zoning and design standards applicable to the site.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

*None.*

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*There will be 18 new single family residences. The new homes are anticipated to be in the middle/upper middle-income price range.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

*No units will be eliminated.*

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

*None. The project will increase housing opportunities by 16 homes.*

#### 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? [\[help\]](#)

*The buildings will meet the height requirements of the R-4 zone and will not exceed the maximum number of stories allowed by code. The exterior building materials may include any of the following: wood, hardwood, masonry, cedar shakes and/or asphalt shingles.*

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

*No iconic views in the immediate vicinity would be altered or obstructed.*

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

*The project will comply with the current zoning of the site and will be similar in style and size to many of the newly developed properties in the surrounding area.*

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

*Minimal light and glare will be a result of residential lighting and traffic which will occur late in the evening or early in the morning.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

*Not to our knowledge.*

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

*No significant impacts from offsite light or glare as a result of the surrounding residential neighborhoods are anticipated.*

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

*The project will be carefully designed to minimize light and glare including the utilization of down-lighting. The lighting will comply with the County's lighting Design Standards.*

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

*Bingaman Pond Natural Area is approximately ¼ mile to the east of the site.*

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

*No.*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

*The developer may be required to pay park impact fees.*

### 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 located on or near the site? If so, specifically describe. [\[help\]](#)

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

*None to our knowledge.*

- 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. [\[help\]](#)

*None, there are no known impacts. If an archaeological site is found during the course of construction, the State Historical Preservation Officer will be notified.*

- 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. [\[help\]](#)

*None, there are no known impacts. If an archaeological site is found during the course of construction, the State Historical Preservation Officer will be notified*

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

*The site will provide vehicular access off S 282<sup>nd</sup> Street.*

- 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? [\[help\]](#)

*The site is not served by public transit at the site. Service is provided approximately 0.4 miles away at S 288<sup>th</sup> St and 34<sup>th</sup> Ave S.*

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

*Four parking spaces will be provided in association with each home (garage and driveway); On-street parking will also be provided on one side.*

- 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). [\[help\]](#)

*Yes. Improvements along S 282nd St. will be provided. Please reference preliminary engineering plans submitted as part of this application for detailed information.*

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

*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? [\[help\]](#)

*18 single-family homes on average would generate 171 daily trips (18 X 9.52).*

*Average daily trip rate for single-family is 9.52 trips/dwelling unit (per ITE Trip Generation Manual 9th edition).*

- 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. [\[help\]](#)

*No.*

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

*Transportation impacts will be mitigated through participation in the County's traffic mitigation program.*

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

*Yes, the need for public service such as fire, health, and police protection will be typical of single family development of this size. The school children originating from the homes in this development will attend the schools in the Federal Way District.*

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

*The roads and homes will be constructed to meet all applicable standards and codes of the County and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.*

**16. Utilities** [help]

a. Circle utilities currently available at the site: [help]

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. [help]

*Electricity will be provided by Puget Sound Energy.*

*Natural Gas will be provided by Puget Sound Energy.*

*Water Service will be provided by Highline Water District*

*Sanitary Sewer will be provided by Highline Water District*

**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 signer \_\_\_\_\_

Position and Agency/Organization \_\_\_\_\_

Date Submitted: \_\_\_\_\_

**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; production, 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 <b>Per Unit</b> or <b>Per Thousand Square Feet</b> (MTCO <sub>2</sub> e)			<b>Lifespan Emissions (MTCO<sub>2</sub>e)</b>
			Embodied	Energy	Transportation	
Single-Family Home.....	18		98	672	792	28113
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.....		0.00				0
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**Total Project Emissions:**

**28113**