

PLAI 19-0002

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SEPA ENVIRONMENTAL CHECKLIST

EXAMINER COPY

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:

FVA

Mason Heights Subdivision

2. Name of applicant:

Mason Heights, LLC

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

*Contact: Jeff Fransen
11400 SE 8th Street, Ste 205
Bellevue, WA 98004
(425) 344-8833*

4. Date checklist prepared: August 5, 2019

5. Agency requesting checklist:

King County Permitting Division

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

The expectation is that site construction will start in the Summer of 2020 with home construction during 2021 and 2022.

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

No, no plans for expansion.

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

*Geotechnical Engineering Report by: Associated Earth Sciences, Inc., dated 6/4/2019
Critical Area Study for Wetlands & Fish and Wildlife Conservation Areas by: Altmann Oliver, dated 7/25/19
Traffic Impact Analysis by: Transpo Group dated 7/15/19
Arborist Report by: Layton Tree Consulting, LLC, dated 5/24/2019*

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

None known.

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

Preliminary plat approval, clearing and grading permits, construction permits, final plat approval, building permits, right-of-way use permit, developer extension permit for water and sanitary sewer, NPDES General Construction Stormwater Discharge 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.)

The proposed preliminary plat will subdivide the property into 62 single family lots on 18.56 acres in the R-6 zone. The preliminary plat is separated into two areas, one to the east of the wetland system, one to the west.

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.

Tax identification number: 3321049059, 3321049064, 3321049027, 3321049036, 3321049009

Site address: 37407 32nd Avenue S, Auburn, WA 98001

Located at: between 28th Ave S and 32nd Ave S, just north of Enchanted Parkway South

Legal Description: See attached.

See vicinity map and Preliminary Plat Map included with the land use application

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 steepest slope is approximately 30%.

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

The Natural Resource Conservation Service (NRCS) categorizes the site soils as Alderwood gravelly sandy loam and Indianola loamy sand. A site-specific geotechnical investigation and report were also completed for the project (Associated Earth Sciences, Inc; June 4, 2019). A copy of that report accompanies this checklist/application.

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

None known.

- 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 site will need to be graded to provide access and to build utilities, and to provide adequate drainage. Trenches will need to be dug for installation of utilities. Areas will be excavated for the proposed storm drainage vaults which provide water quality treatment and detention. The amount of grading is estimated to be 64,016 cubic yards of cut and 48,689 cubic yards of fill. The final quantities will be determined with final design and construction permit at a later date. The grading of the road restricts the amount of fill that can be placed on the site. It is possible that topsoil may be reserved on site for use in landscape and open space areas. Any additional fill will be imported from local commercial or other approved sources. Exported soil materials (e.g., clean suitable or unsuitable or topsoil) will be hauled to an approved offsite commercial site.

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

Yes. Soil will be prone to erosion after clearing of existing vegetation. The impacts of soil erosion will be controlled and limited. See below item "H" for a description of the erosion control measures.

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

Approximately 32% of the site will be covered with impervious surfaces per the storm drainage calculations.

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

The impacts of soil erosion will be controlled and limited through the use of Dept. of Ecology approved Best Management Practices (BMP's), such as interceptor swales, silt fence, and a sediment retention pond/vault.

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 project construction, heavy equipment operation and worker's vehicles would generate exhaust emissions into the immediate vicinity. In addition, dust will be generated primarily by construction equipment during the construction phase. The amount of emissions to the air will be minimal during construction. Long term impacts would be those typically associated with residential uses.

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

None known.

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

To minimize the potential impacts, BMPs would be implemented to ensure that minimal amounts of dust and fumes leave the site. BMP measures include watering of the site during construction as necessary to control dust. Additionally, street cleaning/sweeping and minimizing vehicle and equipment idling will reduce emissions.

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.

There are two Category II wetlands and an unnamed Type N stream located in the central portion of the site. The unnamed stream ultimately converges with Hylebos Creek.

- 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.

Yes, work will occur in the vicinity of the wetlands and the stream. Grading will occur near the buffers. Dispersion trenches will be installed along the buffer edge to maintain hydrology to the wetlands. A level spreader releasing mitigated flows from the west stormwater vault is proposed within the wetland buffer.

- 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 excavation will occur within surface water areas or wetlands. Wetland buffers will be modified via averaging and mitigated with additional buffer.

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

No. There will be no withdrawals or diversions of surface water.

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

No.

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

Yes. As part of the stormwater program, limited drainage from roofs and yards will be routed to the wetlands to maintain the hydrology of these areas. Please refer to the TIR prepared to address the stormwater system.

The project proposes no discharge 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.

No water will be withdrawn from the ground. Storm water from non-pollution generating surfaces (rooftops, footing drains, etc.) will be discharged via level spreaders adjacent to the wetland buffers in order to maintain hydrology.

No groundwater will be withdrawn, and no water will be discharged to groundwater.

- 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.

Sanitary sewer flows will be discharged to the Lakehaven Utility District public sewer systems. No waste material will be discharged 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.

Stormwater runoff under developed site conditions will travel primarily as sheet and shallow concentrated flows over maintained yard areas, open space areas, roofs, paved driveways and sidewalks, and other roadway surfaces. Runoff from lot, roadway, and open space areas will be collected by catch basin and yard drain inlets and conveyed via below-grade pipes to one of two onsite water quality/detention vaults. These stormwater vaults discharge to level spreaders which release flows to an onsite wetland. Runoff from portions of the rear yards of the lots adjacent to the onsite wetland buffer will disperse to the wetland. An unnamed stream within the wetland flows south offsite and ultimately converges with Hylebos Creek.

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

Yes. However it is unlikely that waste materials would be deposited to the storm drainage system from this project. The detention and filtering systems would provide a barrier to release of waste materials if they were to reach the drainage system.

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

No, the general storm drainage patterns of the site will be maintained. The new onsite drainage systems will safely collect, convey, and control the rate and volumes of runoff that are released from the site in accordance with County surface water standards.

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

Onsite stormwater detention will mitigate any impacts on stormwater runoff quality. Combined detention wetvaults will provide water quality enhancement of stormwater runoff prior to release from the site.

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?

Approximately 11.27 acres of the site will be impacted by the construction of the plat. Trees, shrubs and groundcover will be removed. Please refer to the tree retention plans for quantities and types of trees to be removed.

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

None known.

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

Trees will be retained and the project site will be landscaped in accordance with King County requirements. Wetland buffers will be enhanced with a variety of native trees and shrubs to increase the plant species and structural diversity.

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

Himalayan Blackberry, reed canarygrass

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 _____

Site includes habitat for a wide variety of birds, mammals, reptiles, and amphibians typically found within suburban areas of the Puget Sound lowlands.

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

None known.

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

The Puget Sound lowlands is located within the greater Pacific Flyway migratory bird route.

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

Wetland buffers will be enhanced with a variety of native trees and shrubs to increase the plant species and structural diversity. Habitat features such as downed logs will also be placed within the buffer to increase habitat quality.

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

None known.

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, natural gas and possibly solar will be used for lighting, heating and other uses.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The project will utilize the most energy efficient mechanical and lighting systems practical and will comply with the requirements of the Washington State Energy Code.

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.

None known. Although it is unlikely that health hazards would be encountered during normal working conditions, construction equipment could potentially pose a threat to

environmental health. Project related construction will meet all current local, county, state and federal regulations.

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

None known.

- 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.

None known.

- 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.

Construction related materials could be stored and used during construction. Construction activities do not anticipate producing any toxic or hazardous materials. After construction and during occupation of the homes, similar materials could be stored and used by the residents. It is not anticipated that residential uses would produce toxic or hazardous materials.

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

None known.

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

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared with the site development permit and construction documents for the project as required by County standards. The SWPPP will include specific measures for addressing construction equipment fuel or other lubricant spills, which will include provisions for maintaining emergency spill control equipment and for preventing or containing such spills.

b. Noise

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

Noise from traffic on nearby roads and from the surrounding houses may affect the proposed development.

- 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.

Construction activities on the site would temporarily increase the peak on-site noise levels. All construction would take place during the King County approved hours of operation. The completed project would create a slight increase in ambient noise levels from the increased traffic and noise related to the residential homes.

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

Construction noise would only occur during the construction hours allowed per the 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.

The site currently contains four single family houses which will be removed. To the north, to the south, and to the east are single family homes. The proposed 62 lots will not affect land uses on nearby or adjacent properties.

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

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:

No.

c. Describe any structures on the site.

There are four existing single family homes on the property, along with a number of outbuildings, all of which will be removed.

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

Yes. All existing structures will be removed.

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

R-6 zoning.

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

UM - Urban Medium.

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

N/A

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

Yes, there are two Category II wetlands and a Type N Stream located on the property. Please refer to the Critical Areas Study for Wetlands & Fish and Wildlife Conservation Areas Report prepared by Altmann Oliver.

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

There will be approximately 155 residents, based on 2.5 residents per household.

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

6 to 8 people will be displaced.

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

None proposed.

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

The proposed development is consistent with the current zoning and surrounding zoning. The homes will be of a size and mass that is compatible with the surrounding existing homes and neighborhoods.

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

None required.

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

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

62-units of middle-income single family housing would be provided.

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

Four middle-income homes will be removed, along with outbuildings.

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

None. This project will only create housing.

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 proposed building heights will not exceed 35 to 45 feet above their average gradelines per King County Zoning. Building materials are anticipated to consist of a

variety of materials, including wood, masonry, cement board, glass (windows), asphalt shingles (roofing), and wood (trim & railings).

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

None.

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

Aesthetic impacts are not anticipated. Building setbacks and height limits are in place to assure a similar character of development to the surrounding neighborhoods. Additional landscaping will help improve the aesthetics of the completed development.

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

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

Light glare may occur as a result of lighting inside and on the outside of the proposed homes, including street lighting. The street lighting would produce glare from dusk to dawn.

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

It is not expected to be a safety hazard or to interfere with views. The lighting design will provide safe lighting levels within the development.

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

Lighting from the adjacent neighborhoods and streets will likely produce glare that will be visible from the project.

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

The project lighting will be designed to provide a safe level of lighting. Light fixtures will be designed to minimize any light encroachment on adjacent properties.

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

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

The only known recreational opportunities in the immediate vicinity are Five Mile Lake Park, approximately 0.8 miles to the northeast, and Trout Lake, approximately 0.7 miles to the east of the property.

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

No.

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

Impacts will be mitigated by the development of on-site recreation areas as required by County Code.

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.

None known.

- 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.

According to the Washington Information System for Architectural & Archaeological Records Data, there are no landmarks, features, artifacts, or evidence of cultural importance is on or near 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.

King County was consulted as part of the pre-application review of the proposed subdivision. No impacts to cultural or historic resources were anticipated during this review. In addition, the Washington Information System for Architectural & Archaeological Records Data was consulted regarding historical data.

- 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.

None required.

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.

28th Avenue S is an urban collector arterial adjacent to the property along the west and 30th Place S is an urban subcollector to the south. The western 23 lots will be accessed via 28th Avenue S, while the eastern 39 lots will be accessed from the south via 30th Place S.

- 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?

Pierce Transit Route 501 is located less than 500 feet to the west of the property and Pierce Transit Route 402 is located 0.5 miles south of the property.

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

A minimum of 124 parking spaces will be provided. Eight 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).

Yes, approximately 150 feet of shoulder widening and construction of extruded concrete curb (where appropriate) is recommended on the east side of 28th Avenue S north of S 347th Place to provide safe conditions for students that would walk between the project site and Rainer View Elementary School.

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

No.

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

The development is expected to generate 604 new daily trips with 47 trips occurring during the weekday AM peak hour (one-hour period between 7-9 a.m.) and 63 trips occurring during the weekday PM peak hour (one-hour period between 4-6 p.m.) based on the number of new single-family units and average vehicle trip rates published in the Institute of Transportation Engineers' Trip Generation Manual, 10th Edition (2017). Very few (less than 5 percent) would be truck trips, likely limited to small delivery trucks.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

Impacts will be mitigated through the construction of public road improvements, urban frontage improvements along the east side of 28th Avenue S, including concrete sidewalk, and approximately 150 feet of shoulder widening and extruded concrete curb (where appropriate) on the east side of 28th Avenue S north of S 347th Place to provide safe conditions for students walking to/from Rainer View Elementary School to the north.

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 require fire protection, police protection and schools associated with an increase of 58 single-family homes.

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

The project will mitigate impacts through the payment of school impact fees, if any. Each individual homeowner will pay annual property taxes for public services.

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.

Puget Sound Energy provides electricity, and will provide service to this project. Water and sanitary sewer service will be provided by the Lakehaven Utility District. Refuse service will be provided by Waste Management. Comcast and CenturyLink will provide telephone services and Cable/TV. All utilities will be constructed on site by the general contractor performing site construction, unless other arrangements are made with the service provider.

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 Jeff Fransen
Position and Agency/Organization Manager of Mason Heights LLC
Date Submitted: August 6, 2019

MASON HEIGHTS LEGAL DESCRIPTION

TPN: 3321049064

THE WESTERLY 496 FEET OF THE EASTERLY 996 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR RIGHT OF WAY FOR DRIVEWAY OVER AND ACROSS THE NORTH 20 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE MAIN TRACT, ABOVE;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TPN: 3321049059

THE EAST 500 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR RIGHT OF WAY FOR DRIVEWAY OVER AND ACROSS THE NORTH 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT ANY PORTION THEREOF LYING WITHIN THE MAIN TRACT, ABOVE.

TPN: 3321049027

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT 28TH AVENUE SOUTH.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TPN: 3321049036

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION

33, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, WITH A LINE 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SUBDIVISION AND RUNNING;

THENCE EAST, ALONG THE NORTH LINE OF SAID SUBDIVISION 280 FEET;
THENCE SOUTH, PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, 145
FEET;
THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, 280 FEET
TO THE EAST LINE OF COUNTY ROAD;
THENCE NORTH, ALONG THE EAST LINE OF SAID COUNTY ROAD WHICH IS 30
FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, 145
FEET TO PLACE OF BEGINNING;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TPN: 3321049009

THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 21 NORTH, RANGE 4 EAST
W.M.;

LESS COUNTY ROADS AND LESS THE NORTH 145 FEET OF THE EAST 280 FEET OF
THE WEST 310 FEET.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.



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.....	62		98	672	792	96834
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.....		69.15				3458
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Total Project Emissions:

100292

Data entry fields