SEPA ENVIRONMENTAL CHECKLIST
FOR HAWTHORNE CREST  PLAT18-0002

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

1. Name of proposed project, if applicable:

   Preliminary Plat of Hawthorne Crest

2. Name of applicant:

   MainVue WA LLC

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

   Applicant
   MainVue Homes
   1110-112th Ave. NE, Suite 202
   Bellevue, WA 98004
   Contact: Mona Davis
   Mona.Davis@mainvuehomes.com
   (425) 709-6538

   Agent
   Barghausen Consulting Engineers
   18215-72nd Avenue South
   Kent, WA 98032
   Contact: H. George Newman, AICP
   gnewman@ barghausen.co
   (425) 251-6222

4. Date checklist prepared:

   March 27, 2018

5. Agency requesting checklist:

   King County Dept. of Permitting & Environmental Review (DPER)

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

   Subsequent to Preliminary Plat approval by the King County Hearing Examiner, plat construction plans will be submitted to DPER. Clearing and road construction is likely to begin in early 2020. At this time, there are no plans to phase the project. Construction of the project is expected to take 10 to 12 months for site development/plat recording and another 12 to 24 months for home construction.

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

   There are no plans for future additions.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

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

- Preliminary Plat approval
- Construction plan approvals (water, sewer, roads, storm, and grading)
- Ancillary construction permits including building permits for retaining walls
- Department of Natural Resources (DNR) Forest Practice Permit
- Department of Ecology (DOE) NPDES Permit
- Final plat approval
- Building Permits for residential homes

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 involves the subdivision of 7.09 acres of land encompassing two tax parcels into 43 detached single-family lots and an associated open space/drainage detention tract. The property is zoned R-6 and average lot size will be 5,050 SF. The common open space Tract A will contain a covered vault for drainage detention and recreation on the landscaped lid of the vault. This Tract A will be approximately 0.51 acres (or 7% of gross site area). There will be approximately 1,450 linear feet of new public roadway (with utilities) to serve the proposed lots which will intersect with S.E. 180th Street at two points.

Soos Creek Sewer & Water District has provided a Certificate of Sewer Availability and Certificate of Water Availability.

Average lot size of the proposed 43 lots will be 5,050 square feet and the smallest lot width is 40 feet.

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 subject property is located in Sec. 34 Twp. 23 N, Rng. 05 E, WM with an address of 13426 SE 180th St., Renton, WA 98058, in the unincorporated Renton area.
B. Environmental Elements

1. Earth
   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)?

      Isolated areas of approximately 36 percent slope exist on the property. The site
topography descends from the northern property line to the near-center of the
site, thereafter ascending to the south. Total site elevation change is on the
order of 15 to 20 feet. Beyond the northern property line, site grades descend
approximately 115 feet to several residential subdivisions below. King County
defines a steep slope hazard as, “areas on a slope of forty percent inclination or
more within a vertical elevation change of at least ten feet.” Accordingly, the
descending north facing slope along the northern property line meets the
definition of a steep slope.

   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 King County Soils Conservation Service Soils Map for this area indicates
that the onsite soils area considered Alderwood gravelly sandy loam with 8 to 15
percent slopes and Alderwood gravelly sandy loam with 15 to 30 percent slopes.
Prime agricultural soils are not present.

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

      No.

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

      A preliminary grading plan has been prepared for this project. We anticipate the
on-site structural grading to reasonably balance (approximately 63,000 cubic
yards of cut and fill). The on-site stripings (topsoil) will either be spread on the
finished lots and/or exported off site, along with any excess structural material
that cannot be used on site.

      There will also be additional lot grading that will occur (on a lot by lot basis)
during the home construction phase as foundations are constructed.

      Imported aggregate materials used for construction of the roads and
infrastructure as well as for house foundations will be imported as needed from
nearby available sources.
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes. Based on the referenced geotechnical report, site susceptibility to erosion hazards may be considered low due to the medium dense to very dense native soil conditions encountered at the test pit locations. Standard development BMPs, such as silt fences, plastic sheeting, and sandbags, will likely mitigate the potential for erosion during construction. Also, as required by King County Code, a Temporary Erosion and Sedimentation Control Plan (TESCP) will be prepared and implemented to mitigate for such erosion potential.

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

The total on-site impervious surface (roadways) will be approximately 1.59 acres, or approximately 22 percent of the site area (16.96 acres). Based on a maximum impervious area per lot of 70 percent in the R-6 zone, we have estimated a maximum total impervious area for 43 lots with an average lot size of 5,050 square feet (after accounting for the 10 percent impervious area reduction for BMPs to be applied at the time of building permit applications) of approximately 2.77 acres. Combined, approximately 4.36 acres, or approximately 62 percent of the site will be impervious.

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

All applicable BMPs and other typical and necessary TESC measures will be implemented and maintained during the plat and home construction phases. An NPDES permit will be acquired and the site will be monitored during the entire build-out phase of the plat.

2. Air

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 plat and home construction, emissions from construction equipment and vehicles will occur on a temporary basis. When houses are completed, there will be emissions generated from automobile, service truck traffic, and other typical machinery used in single-family neighborhoods.

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

Yes. The site abuts existing single-family development to the south, north and east which is a source of emissions from fireplaces and vehicles. In addition, the site is in proximity to streets such as 140th Avenue N.E. and S.E. Petrovitsky Road with a high concentration of vehicular traffic. These sources and emissions are typical of urban communities and are not expected to have any impact on the proposal.
c. Proposed measures to reduce or control emissions or other impacts to air, if any:

All construction equipment will be equipped to comply with all applicable air-quality regulations. Dust will be controlled during the dry season with water trucks. Gas fireplaces will be used in accordance with requirements of the Puget Sound Air Quality Board.

3. Water

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.

No.

A wetland and stream reconnaissance was conducted on the subject property on November 9, 2017. Refer to the Wetland & Stream Reconnaissance Report prepared by Wetland Resources, Inc. dated November 17, 2017. No wetlands, streams or associated buffers are located on the subject parcels.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

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.

None.

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

No.

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.

No.

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.

No. The project will be served by public water and sanitary sewer service from the Soos Creek Water and Sewer District. The project will not involve any groundwater withdrawals or any discharge to the groundwater of septic system effluent. No discharges to the groundwater aquifer are proposed.

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.

None.

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.

The proposed drainage facilities are required to meet the requirements of the 2016 King County Surface Water Design Manual (KCSWDM). Stormwater from rooftops of proposed Lots 12 through 29, 72 through 73, and 76 through 80 will meet the dispersion requirements as stated in the Technical Information Report. This dispersed runoff will drain to Covington Creek. All of the remaining stormwater will be infiltrated on site within one of three separate drainage facilities.

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

Stormwater runoff generated in the existing condition flows offsite towards three separate threshold discharge areas. In the developed condition, runoff will be routed to one of two drainage facilities followed by a StormFilter for basic water quality treatment, before discharging out to an existing catch basin or an existing drainage swale. Prior to discharge, the water will be treated by a StormFilter or other acceptable alternative as allowed by KCSWDM for water quality.

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

Yes. A Level 1 Downstream Drainage Analysis included in the referenced TIR describes the drainage courses in detail. The Downstream Analysis and relative calculations were included with this submittal. The Northwest and East basin are a part of the Lower Cedar River basin. The Southwest Basin is located in the Soos Creek basin.

The Northwest Basin has an area of 1.46-acres. Under existing conditions, stormwater from the sub basin sheet flows in a northerly and easterly direction over steep terrain. Ultimately, runoff flows into an offsite wetland chain on the
south side of S.E. Petrovitsky Road which eventually feeds into Molasses Creek. The East basin has an area of 4.28-acres. Under existing conditions, stormwater from the sub basin flows towards a gully in the center of the site. Water is collected here and continues to flow in an easterly direction towards Molasses Creek.

Runoff from the Northwest sub basin sheet flows across the property boundary to the North and West over steep terrain. The East basin flows east through a natural gully off the site through neighboring single family properties. A drainage adjustment is proposed to allow runoff collected from the Northwest sub basin to be diverted to and combined with the runoff from the East sub basin.

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

The project will be designed in accordance with all applicable storm drainage regulations of King County and other agencies to mitigate the impacts of surface water drainage. This will include all necessary erosion control measures during construction as well as construction of an on-site and off-site collection/conveyance system for stormwater as well as a water quality and detention facilities. For a more detailed discussion, please refer to the Technical Information Report for Hawthorne Crest prepared by Barghausen Consulting Engineers.

4. Plants

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

- [x] deciduous tree: alder, maple, aspen, other :
- [x] evergreen tree: fir, cedar, pine, other
- [x] shrubs
- [ ] grass
- [ ] pasture
- [ ] crop or grain
- [ ] orchards, vineyards or other permanent crops
- [x] 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?

Vegetation throughout the subject property is currently dominated by a combination of non-mature forest with an understory of Himalayan blackberry, Oregon grape, Oso-berry, swordfern. Areas of maintained lawn are present around the existing house. The disturbed area associated with the former garage footprint had a small patch of reed canarygrass and creeping buttercup. To achieve the required grading for lots and roads, most vegetation will be removed.

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

None to our knowledge.
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A Preliminary Landscape Plan has been prepared which shows trees and other landscaping to be installed at plat development.

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

Invasive species identified on-site are Himalayan blackberry.

5. Animals

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:

   X   birds: hawk, heron, eagle, songbirds, other: crow, robin, black-capped chickadee
   X   mammals: deer, bear, elk, beaver, other: squirrels, raccoon, coyote

   _____ fish: bass, salmon, trout, herring, shellfish, other ___________

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

   To our knowledge, there are no known threatened or endangered species on or near the site. Washington Department of Fish and Wildlife's (WDFW) Priority Habitats and Species (PHS) maps and data do not identify any protected fish or wildlife species or priority habitat within 300 feet of the subject property. WDFW's interactive data map (Salmonscape) identifies no streams with fish presence within 300 feet of the subject property.

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

   Yes. It is our understanding that the site is located in the "Western Flyway" migration route.

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

   Street trees and a landscaped park will provide some but limited opportunity for wildlife habitat for this site planned and zoned for urban infill development.

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

   None known.

6. Energy and natural resources

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.

   Each lot will require power and natural gas service. Natural gas will likely be the primary source for heating and hot water.
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:

   All future homes will be designed and constructed in accordance with the Washington State Energy Code as adopted by King County.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe.

   Unlikely. However, during construction there is always the risk of an accident involving construction equipment and hazardous or flammable materials during home construction. These risks are common to all construction sites.

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.

   All construction and materials handling will be in accordance with applicable laws including OSHA safety regulations.

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.

   None projected during construction and ultimate residential use of the property.

4) Describe special emergency services that might be required.

   No special emergency services are associated with this single family neighborhood. Standard fire or medical emergency response will be provided by City of Renton Fire Department in partnership with Fire District No. 40 to provide fire and emergency services including fire suppression, emergency medical services, technical rescue, hazardous materials response and water rescue.

5) Proposed measures to reduce or control environmental health hazards, if any:
State regulations regarding safety and handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where risks to entering surface water are minimized.

b. Noise

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

Existing sources of noise in the immediate area are residential automobile traffic, service trucks, and home care activities, as well as regional urban noises commonly found in population centers.

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.

During the construction phase there will be short term impacts to noise levels from the operation of heavy equipment and truck traffic, as well as contractor tools. These impacts will be generated only during the hours of operation and will terminate permanently upon completion of construction. Upon occupancy of the homes, there will be added noise impacts from residential vehicles and activities, consistent with what is already found in the surrounding community.

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

All equipment and construction operations, including hours of operation, will comply with applicable King County noise ordinances.

8. Land and shoreline use

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.

Surrounding land use is as follows: (1) to the north, open space then Red Mill 1, a single family and townhouse condominium, (2) to the east, large lot single family residences in the plat of L’Heureux Addition, (3) to the south, the 25 homes in the plat of Westmont Vista Phase 2, the the large single family community of Forest Estates developed at suburban residential densities, and (4) to the south one single family residence on a large lot, then an extensive forested area.

b. Has the project site been used as working farmlands or working forest lands? No. 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? None. 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? None.

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? No. If so, how:
c. Describe any structures on the site.

There is one single-family residence on the subject property which also includes several outbuildings.

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

Yes. The single-family residence and outbuildings.

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

R-6

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

Urban; Soos Creek Community Plan

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

Not applicable.

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

A wetland and stream reconnaissance was conducted on the subject property on November 9, 2017. Refer to the Wetland & Stream Reconnaissance Report prepared by Wetland Resources, Inc. dated November 17, 2017. No wetlands, streams or associated buffers are located on the subject parcels.

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

The 43 detached single family homes to be constructed on the 43 lots that are expected to bring approximately 108 people to the project after all homes are built and occupied (this assumes an average of 2.5 people per home). This number will vary depending on house size.

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

One single family household.

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

The removal of the one single family residence will be replaced with 43 new single family residences at urban infill densities prescribed by the comprehensive plan and the implementing R-6 zone.

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

The proposal has been designed to be consistent with Soos Creek Community Plan designation and the implementing R-6 zone prescribed by the plan. Landscaping, open space and recreational improvements will be provided to
maximize compatibility to the extent possible while still achieving the urban infill densities set forth in the comprehensive plan.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

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

The 43 detached single family homes to be constructed on the proposed 43 lots will create market rate housing in the middle to upper income range.

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

One single-family home will be removed.

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

None are proposed or required.

10. Aesthetics

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 structure would be a single-family home, which has a maximum height as established in the zoning code of 35 feet.

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

Some views will be altered for residences to the south and east from undeveloped forested property to residentially developed land at R-6 zoning densities. A substantial forested buffer will exist between the proposed plat of Hawthorne Crest and the developed subdivision to the north.

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

All future homes within the project will be subject to the King County building design standards at the time of building permit review. In addition, the new homes to be built in this project will be single-family residences similar to the surrounding community. Landscaping, open space and recreational improvements will be provided to enhance the future community.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Construction is expected to be in the daytime hours only. During night time there may be streetlight illumination and car headlights as well as both interior and exterior lighting in houses typically found in single-family subdivisions.

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

No.

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

None.

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

All lighting related to streetlights and houses will be designed in accordance with County code regulations to avoid impact to adjacent properties. Due to the open space areas provided within the project, light and glare from the internal streets will be screened in many locations, therefore reducing impacts.

12. Recreation

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

The subject property located approximately a half mile north of the playgrounds at Carriage Crest Elementary School. Renton Park forested area is situated nearby to the north and west.

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:

The proposed subdivision is required to provide a recreation tract with an area of at least 390 SF / unit, or at least 16,770 SF for 43 lots. The proposed project will be providing active and passive recreation space in Tract A for the future homeowners. See landscape plan sheets for recreation improvement and planting details pursuant to 21A.14.180.

13. Historic and cultural preservation

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.

No.

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

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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

   Washington Information System for Architectural and Archaeological Records Data (WISAARD)

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

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 project site comprises two adjacent parcels and is located north of S.E. 180th Street and west of 136th Avenue S.E. in unincorporated King County. The proposed development would include the demolition of one existing single-family dwelling unit and construction of up to 43 single-family dwelling units.

   Vehicular access is proposed via two new public roadways intersecting S.E. 180th Street. The eastern access (Site Access A) would align with 135th Place S.E. to the south and the western access (Site Access B) would be located approximately 250 feet west of this existing intersection. Please refer to Traffic Impact Analysis for Hawthorne Crest prepared by Transpo Group dated February 2, 2018.

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?

   Transit facilities are provided north of the site on 140th Avenue S.E. and S.E. Petrovitsky Road. The nearest transit stop is approximately 1,700 feet walking distance from the site on S.E. Petrovitsky Road west of 140th Ave. S.E. In total, there are three transit routes available (operated by King County Metro) within the study area and are summarized below:
   - Route 102 operates between Fairwood and Downtown Seattle on weekdays
   - Route 148 operates between Fairwood and Renton Transit Center seven days a week
   - DART Route 906 operates between Fairwood and Southcenter, Monday-Saturday

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

   Each lot will have a minimum of two off-street parking spaces in the garage or in the paved driveway.
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. There will be approximately 1,450 linear feet of new on-site public roadways designed as "sub-access streets" which will require 28 feet of paving, rolled curb and gutter, and 5-foot sidewalks on each side (44 feet of right-of-way). Parking will be restricted to one side of the street.

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?

   Based on approximately 9.44 average daily trips per lot (per the Institute of Transportation Engineers/ITE in Trip Generation; 9th Edition/2012), a total of approximately 396 new daily trips (credit of existing house to be demolished) would be generated. Typically the AM peak hour would be from 8 a.m. to 9 a.m. and the PM peak hour would be from 4 p.m. to 5 p.m. where 24 AM peak hour trips and 16 PM peak hour trips would be generated. Please refer to the Traffic Impact Analysis for the Hawthorne Crest prepared by Transpo Group dated February 2, 2018.

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:

   Future without-project and with-project AM and PM peak hour traffic operations were evaluated at the intersection of 140th Avenue S.E. and S.E. 180th Street; no changes to the existing channelization were made at the 140th Avenue S.E. / S.E. 180th Street intersection. Traffic operations were evaluated based on the procedures identified in the 2010 Highway Capacity Manual. The study intersection would operate at the same LOS with or without project traffic. With the addition of project trips, the eastbound approach at the study intersection would experience two seconds of additional delay or less during both peak hours. Thus, the intersection would continue to meet the King County LOS standard of LOS E or better. The referenced Traffic Impact Analysis concluded that no mitigation measures are proposed or required.

   Safe walking conditions will exist between the project site and Carriage Crest Elementary School as frontage improvements will include new sidewalk on the north side of S.E. 180th Street and sidewalk exists on the south side of S.E. 180th Street, east side of 134th Avenue S.E., and north side of S.E. 184th Street.
15. Public services

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.

Yes. The future construction of homes on each of the 43 lots will result in a proportional need for public services normally associated with single-family development such as police, fire, health care, schools, postal service, garbage service, etc.

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

Building the on-site roads to King County public road standards will provide an acceptable means of access for any needed public services to future residences. Property tax revenue will assist with offsetting the proportional impact on public services. Mitigation fees will be collected at the time of building permit for individual lots to offset traffic and school impacts.

16. Utilities

a. Circle utilities currently available at the site:
   - electricity
   - natural gas
   - water
   - refuse service
   - telephone
   - sanitary sewer
   - septic system
   - other ______________________

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

The following is a list of the anticipated utility purveyors:

- Electricity - Puget Sound Energy
- Natural Gas - Puget Sound Energy
- Public Water - Soos Creek Water & Sewer District
- Sanitary Sewer - Soos Creek Water & Sewer District
- Telephone - Century Link

All utilities are available to serve the site.

C. Signature

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: H. George Newman, AICP

Position and Agency/Organization: Sr. Project Manager, Barghausen Consulting Engineers

Date Submitted: March 27, 2018
### Section I: Buildings

<table>
<thead>
<tr>
<th>Type (Residential) or Principal Activity (Commercial)</th>
<th># Units</th>
<th>Square Feet (in thousands of square feet)</th>
<th>Embodied (tCO2e)</th>
<th>Energy (tCO2e)</th>
<th>Transportation (tCO2e)</th>
<th>Lifespan Emissions (tCO2e)</th>
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### Section II: Pavement

| Pavement                                             | 165,664.00 | 8283200 |

**Total Project Emissions:**

|                     |             | 8350359 |

Version 1.7 12/26/07