

SEPA ENVIRONMENTAL CHECKLIST

Purpose of Checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for Applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. *You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.* You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to *all parts of your proposal*, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of Checklist for Nonproject Proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

Landmark Apartments at Federal Way

2. Name of applicant:

Landmark, LLC

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

David B. Ratliff: 10900 NE 8th St, Suite 1200, Bellevue, WA 98004, (425) 233-6444

4. Date checklist prepared:

February 21, 2020

5. Agency requesting checklist:

City of Federal Way

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

Construction will begin upon receiving necessary approvals and permits. Approximate start date is summer of 2020.

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

A future phase will involve the construction of a day care facility on the northwesternmost parcel of the subject property.

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

- **Boundary and Topographic Survey, prepared by Axis, dated August 2, 2019**
- **Technical Information Report, prepared by Blueline, dated February 2021**
- **Geotechnical Engineering Study, prepared by Earth Solutions NW, LLC dated June 19, 2019.**
- **Review of Wetland Z Adjacent to Parcel 1721049036, prepared by Habitat Technologies, dated July 16, 2018**
- **Response Letter for File #18-103574-00-AD – Varga Property Wetland, prepared by City of Federal Way, dated August 10, 2018.**
- **Traffic Impact Analysis for Landmark Apartments, prepared by TENW, dated September 2019**
- **Environmental Site Assessment, prepared by Enco Environmental Corporation, dated July 2006**

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

There are no known governmental approvals or other proposals that will directly affect the subject property.

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

- **City of Federal Way:**
 - **SEPA, Land Use Process III, Clearing and Grading permit, Commercial Building permit, Demolition permit, ROW, Pool & Spa, Fire Sprinkler, Electrical, Plumbing, HVAC, Fire Supply Line, Utilities, Monument Signage and Solar PV**
- **Department of Ecology**
 - **Construction Stormwater General 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 site measures approximately 7.5 acres. The project proposes to remove existing impervious surfaces and to clear vegetation to construct three multi-level mixed-use structures, surface and below structure parking areas, outdoor amenity spaces, and utility infrastructure required to serve the proposed improvements. There are 231 total units of affordable housing and 3,733 square-foot of ground floor commercial retail with 479 parking stalls proposed. Adequate road facilities on-site as well as frontage improvements will also be provided. A future phase will involve construction of a 10,222 square foot day care facility on the northwesternmost parcel.

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 project site consists of twelve parcels (Tax Parcel Numbers: 1721049059, -9035, -9064, -9030, -9090, -9028, -9057, -9046, -9019, -9051, -9074, and -9034) with an approximate physical address of 33002 15th Ave S, Federal Way, WA. The site is situated within the NE ¼ of the SE ¼ of Section 17, Township 21N, Range 4E.

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)?

The steepest slope on site 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 Geotechnical Engineering Study prepared by ESNW, LLC dated June 2019 describes the site as being underlain primarily by native soils consisting primarily of dense to very dense silty sand with gravel and silt. The Web Soil Survey identifies Everett-Alderwood gravelly sandy loam (EwC) across the site. See report for more detail.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
According to ESNW's report, there are no obvious indications of on-site geologic hazard areas.

- 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 entire site will be graded to a consistent elevation predominantly using soils that are present on site. Approximately 6,890 cubic yards (CY) of existing on-site material will be graded across the site. As the project requires 38,500 CY of fill, a net of 31,600 CY shall be imported. Fill materials will be imported from an approved source.

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

Erosion could occur as a result of denuded soil during and immediately following storm events. The use of a Temporary Erosion and Sediment Control (TESC) Plan and Best Management Practices (BMP) is expected to mitigate rain events to avoid erosion.

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

The site will have approximately 71% impervious coverage upon completion of the project.

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

A TESC Plan designed in accordance with the City of Federal Way standards shall be employed during the construction phase of the project.

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.

Heavy equipment operation and worker's vehicles will generate exhaust emissions to the local air. Construction activity on site could also stir up exposed soils and generate dust into the local air. The completed project will result in a minor increase in the amount of exhaust related pollutants in the local air from project related traffic.

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

There are no known off-site sources of emissions or odor that may impact the proposal.

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

The contractor will work to improve the fuel efficiency of construction equipment by minimizing idling time, maintaining all construction equipment in proper working condition, and training equipment operators how to properly use the equipment; alternative fuels such as propane or solar will be favored to power generators on site; and watering of exposed surfaces will occur frequently to control the spread of dust.

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.

There is a Category III wetland located west of the site with a 60-foot buffer that extends slightly onto the site in two locations.

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

The project will not require work over or in the described waters, but construction of building, pavement, and utilities will occur within 200 feet.

- 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 and/or dredge is proposed to be placed in or removed from surface waters.

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

No, the proposal will not require surface water withdrawals or diversions.

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

The proposal is located in map number 53033C1250F of the FEMA FIRM and does not lie within a 100-year floodplain.

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

There is no proposed discharge of waste materials to surface waters.

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.

As there is no well for drinking water present on the subject property, this question is not applicable.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground. The project will connect to public sewer.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

There are three separate onsite drainage basins. Two of the basins collect and convey storm water to a detention facility and then a water quality facility prior to being discharged to the basin's natural drainage discharge location. The final basin will simply collect water in catch basins prior to discharging to the natural drainage discharge location because flow control and water quality is not required for this basin. All basins will be discharging to existing downstream tight lined systems.

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

In accordance with Federal Way requirements, TESC measures will be implemented to prevent waste materials from entering the ground or surface waters during construction. In the developed condition, surface runoff will be treated in accordance with City requirements.

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

Drainage patterns in the final condition will closely mimic existing conditions. No impacts to the drainage patterns are proposed.

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

TESC BMPs will be provided in accordance with Federal Way regulations to reduce and/or control runoff water impacts. Storm water detention and water quality facilities will be provided to meet code requirements. Refer to the Technical Information Report prepared by BlueLine dated February 2019 for additional information.

4. Plants

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

deciduous tree: **alder, black cottonwood, bittercherry, other**

evergreen tree: **Douglas fir, 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?

All of the vegetation within the proposed development areas will be removed including trees, shrubs, and other understory plants.

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

No threatened and/or endangered species exist 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:

Proposed landscaping will include a mix of native and adaptive/drought tolerant non-native species. All perimeter and parking lot island will be landscaped as well as open space areas.

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

Himalayan blackberry is the dominant shrub species on the site. There are some areas with English ivy climbing existing trees.

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:

birds: **Pileated woodpecker, starling, robin, bushtit chickadee, spotted towhee, Oregon junco, American crow**

mammals: **none observed, but common urban small mammals probably exist**

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

There are no known threatened and/or endangered animal species to be on or near the site.

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

Yes, the site is located within the Pacific Flyway Migration Route.

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

The northern portion of the northwesternmost parcel will not be developed. Existing trees will be left undisturbed and additional native conifers will be planted to enhance wildlife opportunities.

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

No invasive animal species are known to occur on or near the site.

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.

Electric, natural gas, and/or solar will be used to meet the project's energy needs for heating and cooling.

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

It is not anticipated that the proposal will affect potential use of solar energy by adjacent properties.

- 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 buildings will be constructed to meet or exceed applicable local, state and/or federal building and energy codes to ensure compliance with energy conservation. The buildings will also utilize a solar hot water heating system that will service all units and recreation facilities.

7. Environmental Health

- 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.

This proposed project will not create any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste.

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

A portion of the site was formerly an airplane hangar and junkyard, so contaminated soils are possible. The site is also near the over 20 PPM lead and arsenic contour for soils contaminated by the Tacoma Asarco Smelter Plume. Lastly, there is an underground storage tank on site that will be removed. An Environmental Site Assessment report prepared by EnCo Environmental Corporation (2006) states the risk of contamination is minimal. See report for further details.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known existing hazardous chemicals/conditions that might affect project development and design including underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- 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.

There are no known existing hazardous chemicals being stored, used or produced on-site. Chemicals typically used in commercial construction such as paint and cleaning chemicals will be used, managed, and regulated under the SWPPP for this proposal.

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

No special emergency services will be required as a result of this proposed project activity.

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

State regulations regarding safe handling of hazardous materials will be enforced during the construction process. Any site-disturbing activities will, at a minimum, comply with the provisions of 29 CFR 1926 and WAC 296-155. As stated above, the underground storage tank will be removed, and cleanup of potential associated soil impacts will occur.

- b. Noise

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

The primary source of noise would be from equipment used during construction. The site is also only one block away from Highway 99, so traffic may be audible.

- 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 will temporarily increase the peak on-site noise levels. Construction shall occur during Federal Way's approved hours of operation. The complete project would result in a slight increase in ambient noise levels in the vicinity.

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

Construction activity shall be limited to hours as specified by Federal Way which will mitigate the impacts of potential construction noise. Furthermore, post construction, the development shall conform to Federal Way Revised Code (FWRC) Chapter 7.10 – Noise.

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.

The subject site is currently vacant and forested, except for a single-family structure and garage in the southeastern corner. Adjacent parcels to the east and southeast are occupied by automotive businesses. The adjacent parcel to the southwest contains the Federal Way Public Schools Nutrition Services Building. Directly west is city-owned property associated with Celebration Park. The parcel across S 330th St to the north contains a church. The proposed development will not affect adjacent land uses.

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

The applicant is not aware of the subject site ever being utilized as working farm or forest land of long-term commercial significance. Approximately 5 acres of forest land will be converted to non-forest use.

- 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:

As the proposal is not within the vicinity of working farm or forest lands, it will not be affected.

- c. Describe any structures on the site.

The sole structures on site are a one and a half story single-family home and a garage, and an abandoned concrete building pad exists on the northwesternmost parcel.

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

Yes, all existing structures will be demolished.

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

All parcels except for the northwestern parcel are zoned BC (Community Business). The northwestern parcel is zoned OP (Office Park).

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

The City's Comprehensive Plan Designation for the western portion of the site is Commercial/Recreation, and the eastern portion is designated Community Business.

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

This is not applicable since the site is not currently designated within the shoreline master program.

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

No wetlands or streams exist on the project site, but the buffer for an off-site wetland extends onto the western property in two locations.

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

Approximately 600 people will reside or work in the completed project.

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

The residents of the single-family home (approximately 2.5 people) will be displaced.

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

The introduction of 231 affordable units of housing will reduce any displacement impacts.

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

The proposed use will be compliant with FWRC Title 19 – Zoning and Development Code.

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

The proposed development will not impact agricultural or forest lands of long-term significance.

9. Housing

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

Approximately 231 units of low-income housing will be provided.

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

Approximately 1 unit of middle-income housing will be eliminated.

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

The project proposes to add 231 units of affordable housing.

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 height of the proposed structure is 70 feet. The principle exterior siding is Hardie.

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

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

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

The proposed building design, design features, and building color will control aesthetic impacts. The proposal has been designed per FWRC Chapter 19.115 – Community Design Guidelines.

11. Light and Glare

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

The completed project will generate limited light and glare as typically associated with multifamily facilities.

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

No, since light and glare will be limited as typically associated with multifamily facilities, it will not be a safety hazard or interfere with views.

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

Existing off-site light sources are not presumed to affect this proposal.

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

Native and adaptive/drought-tolerant vegetation will be planted along the perimeter of the subject property to prevent light trespass from the site. Lights near neighboring properties will be shielded to reduce light spillover into these areas. Also, there will be no upward distribution of light.

12. Recreation

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

Celebration Park, the BPA Trail, and the Federal Way Community Center are located directly west of the site.

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

The project will not displace existing recreational uses.

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

Active and passive open space is proposed on site. Recreation opportunities include a gym, a fitness room, a game room, a swimming pool, a spa, a playground, a dog run, community gardens, and gathering spaces.

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? If so, specifically describe.

The single-family structure on site was constructed in 1942 but is not listed in national, state, or local preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The applicant is not aware of landmarks or evidence of any significant historical, archaeological, scientific or cultural resources on or next to 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.

GIS data from the "Washington Information System for Architectural and Archeological Records Data" does not show any cultural or historic resources on or near the site.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If any cultural evidence is encountered during construction or installation of improvements, work will be halted in the area, and a state approved archaeologist/historian will be engaged to investigate, evaluate and/or curate such resource as appropriate.

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 site is bordered by S 332nd St to the south, 15th Ave S to the east, and S 330th St to the north. 13th PI S is proposed to extend through the central portion of the site to connect to S 330th St. The eastern portion of the site will take access from 13th PI S and 15th Ave S. The western portion of the site will take access from 13th PI 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?

The site is served by multiple bus routes and a north and sound bound stop located nearby at the intersection of S 330th St and Highway 99.

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

The project will provide 479 new on-site parking spaces. Any parking that served the single-family home 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).

13th PI S will be extended through the central portion of the site to connect to S 330th St. 15th Ave S (currently a private street) will be improved to meet Federal Way's public street standards. S 330th St will receive half street improvements.

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

The project will not use or occur in the immediate vicinity of water, rail, or air transportation.

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

The completed project is estimated to generate up to 1,625 weekday daily trips with 143 trips occurring during the weekday AM peak hour (one hour between 7 a.m. and 9 a.m.) and up to 170 trips occurring during the weekday PM peak hour (one hour between 4 p.m. and 6 p.m.). This estimate is based on redevelopment of the site when considering typical ITE trip generation rates and removal of existing land uses.

- 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.

The proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

The applicant shall implement required improvements and pay required impact fees.

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.

There will be a slight increase in need for police, fire, and public transit services due to the proposed increase of residents.

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

Direct impact on public services will be mitigated through the payment of impact fees.

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 completed project will be served by public water and sewer (Lakehaven Water and Sewer District), natural gas (PSE), electricity (PSE), and communication facilities (phone and cable TV) based on availability in the area.

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.

DocuSigned by:
David B. Ratliff
Signature: _____
BC41600E12FB481

Name of Signee: David B. Ratliff, Managing Member of Landmark, LLC