

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: [\[help\]](#)

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 and/or 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:

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

Use of checklist for nonproject proposals: [\[help\]](#)

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

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

1. **Name of proposed project, if applicable:** [\[help\]](#)
"Federal Way Campus Business Park"
2. **Name of applicant:** [\[help\]](#)
Federal Way Campus, LLC
3. **Address and phone number of applicant and contact person:** [\[help\]](#)
11100 Santa Monica Blvd, Suite 850
Los Angeles, CA 90025
Tom Messmer
(562) 803-4761
4. **Date checklist prepared:** [\[help\]](#)
October 13, 2016
5. **Agency requesting checklist:** [\[help\]](#)
City of Federal Way
6. **Proposed timing or schedule (including phasing, if applicable):** [\[help\]](#)
Phase 1 Binding Site Plan into 5 lots and 1 tract - Winter 2016
Phase 2 Installation of required infrastructure - Fall 2017
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** [\[help\]](#)
Yes, this binding site plan is necessary to create appropriately sized parcels for future tenants and warehouse buildings and allows for the consolidation of the parking for eth Tech Center. It also creates two lots for potential future development (Lots 4 and 5) and a tract (Tract A) for open space and potential stormwater facilities.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** [\[help\]](#)
 - Title Report
 - Wetland delineation;
 - Preliminary technical information report addressing relevance of the 9 Core and 5 Special Requirements of 2016 King County Surface Water Design Manual.
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.** [\[help\]](#)
No pending applications affecting this proposal
10. **List any government approvals or permits that will be needed for your proposal, if known.** [\[help\]](#)
Section 404 U.S. Army Corps of Engineers, Commercial Grade & Fill City of Federal Way, SEPA Threshold Determination, Process III Land Use Review, NPDES Construction Stormwater Discharge Permit, and Forest Practice Class-IV- General Application.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Binding site plan encompassing 4 adjoining parcels, totaling ±120 acres, to create 5 lots and 1 tract to accommodate a total of 1,067,000 square feet of new warehouse (with ancillary office space), reconfiguration of the parking that serves the existing Technology Center, and the necessary infrastructure, including stormwater management facilities to accommodate runoff from new or replaced impervious surfaces.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The proposed binding site plan is located on the northern portion of the CP-1-zoned property on the former Weyerhaeuser campus. The site lies generally east of Interstate 5, north of the former Weyerhaeuser Headquarters Building, and west of North Lake, in the City of Federal Way. The binding site plan includes King County parcel numbers 162104-9056, 162104-9013, 162104-9030 and 228500-0010.

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

1. Earth

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

(underline/circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
Somewhat undulatory with a general downward slope to the west, east, and south.

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

±15%

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

Weathered (medium dense) glacial till and unweathered (dense to very dense) glacial till. Generally silty sand with gravel.

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

[\[help\]](#)

None

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Cuts generally in the west and fills generally in the east will be completed to create a level development pads on Lots 1 and 3. A small portion of structural fill material may be imported for the building foundation. On-site material will be used for general fill. Quantities are approximated as follows: Cut quantities 306,000 cubic yards, fill quantities 317,800 cubic yards and a total net fill of 11,800 cubic yards. The source of clean, imported fill will be determined by the contractor and approved by the City.

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** [\[help\]](#)
Erosion could occur as a result of clearing and construction, particularly if earthwork is completed during periods of rainfall. TESC measures will be implemented as approved by the City prior to construction.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** [\[help\]](#)
±57% (2,947,175 square feet)
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** [\[help\]](#)
The owner will institute an erosion control plan to be used during earthwork and construction.

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.** [\[help\]](#)
Some heavy machinery exhaust and dust particulates generated primarily by construction equipment.
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** [\[help\]](#)
No
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** [\[help\]](#)
All construction equipment will be in proper working order and regulated for emissions by the manufacturer and local emissions laws. Vehicles entering and leaving the site will also be regulated for emissions by state and local emissions laws. During construction the site will be watered as necessary to keep any dust from impacting surrounding air quality.

3. Water

- 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.** [\[help\]](#)
There is 1 man-made fish-bearing stream on-site that originates from the discharge point of the on-site stormwater pond for the Tech Center. There are 67 wetlands within the Site. See attached Wetland report prepared by Talasaea Associates for more details. All wetlands ultimately discharge to Hylebos Creek to the south via surface or groundwater connections.
 - 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.** [\[help\]](#)
Yes. Approximately 0.17-acre of wetlands will be impacted. While no impacts are proposed to the onsite stream feature, the stormwater pond which provides the majority of flow to the stream will be modified as part of the proposed development. See attached plans for details.
 - 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.** [\[help\]](#)
Total wetland fill to equal ±7,365 square feet

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No
- 5) Does the proposal lie within a 100-year floodplain? If so, note the location on the site plan. [\[help\]](#)
No
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No

b. Ground Water

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses, and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)
N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
Run-off from impervious surfaces will be collected and directed into on-site stormwater detention and water quality treatment ponds. Once detained and treated for water quality, the storm water will be released to the downstream system, including the off-site wetlands.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Not as proposed
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No - discharge will occur at the natural location.

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

The project contractors, users, and personnel will utilize onsite Best Management Practices. Attached drainage plans show runoff from impervious surfaces will be directed to on site stormwater detention pond.

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

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

- deciduous tree:** alder, maple, aspen, other
- evergreen tree:** fir, cedar, pine, other
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops**
- wet soil plants:** cattail, buttercup, bullrush, skunk cabbage, other
- water plants:** water lily, eelgrass, milfoil, other
- other types of vegetation**

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Native

Native trees and shrubs will be removed during site construction, as well as areas of non-native trees, and a small portion of open field. Some wetlands will be impacted, but the remaining wetlands will remain post-development with their associated buffers.

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

No native threatened and endangered plant species observed or known to occur on or immediately adjacent to the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. [\[help\]](#)

Buffer enhancement with native trees and shrubs will be done as appropriate.

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

Himalayan blackberry, English ivy, English holly, creeping buttercup

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: [\[help\]](#)

birds: hawk, songbirds, other: _____
mammals: rabbits, squirrels, coyote
fish: no fish were observed within the stream

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

No listed species are known to occur on or near the Site. North Lake is roughly 300 feet east of the Site at its closest point, and bald eagles are known to periodically use this lake for foraging.

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

The entire region is known to be part of the Pacific Flyway. The Pacific Flyway includes Alaska and the Aleutian Islands and the Rocky Mountains and Pacific coast regions of Canada the United States and Mexico, south to where it becomes blended with other flyways in Central and South America. However, the site is not known to be used by migratory fowl.

d. **Proposed measures to preserve or enhance wildlife, if any.** [\[help\]](#)
A corridor will be provided between remaining wetlands with their associated buffers and the required forested buffer along the western property boundary.

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

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.** [\[help\]](#)
Electrical energy will be the primary source of power serving the project. Natural gas maybe used to satisfy incidental energy needs.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** [\[help\]](#)
No, any proposed building height will not exceed 70 feet above grade. No existing development utilizes solar energy in proximity to which the shadow cast from the building has any effect.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.** [\[help\]](#)
No plans included in the Commercial grade & Fill Permit. Energy conservation will be addressed in the building permit documents.

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.** [\[help\]](#)
None known.

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.**
None Known At this Time

4) Describe special emergency services that might be required.

None anticipated

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

State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment refueling areas would be located in areas where spill could be quickly contained and where the risk of hazardous materials entering surface water is minimized.

b. Noise

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

The primary source of noise near the project site is from vehicular traffic along Weyerhaeuser Way S, Hwy-18, and Interstate-5. It is not anticipated to materially impact the proposed project in any way.

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

Short-term impacts would result from the use of construction equipment during the site development. Construction would occur during permitted construction hours and always in compliance with the City of Federal Way noise regulations. Long-term impacts would be those vehicular trips associated with warehouse and office space. Noise generated from the proposed warehouse and office operations is not expected to impact surrounding properties.

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

Construction activity will be limited to permitted construction hours and construction equipment will not be allowed to idle for continuous periods of time, which will help mitigate the impacts of potential construction 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. [\[help\]](#)

Existing uses on these parcels include the Weyerhaeuser Technology Center, passive and active private recreation spaces, access and parking areas, and stormwater facilities. The goal of the Binding site plan is to subdivide the existing parcels to better respect the existing rights-of-way, and to provide the necessary parcel configuration for the necessary infrastructure, parking, and storm water facilities for redevelopment of this site. In doing so, this short subdivision proposes a total of 5 lots and 1 tract.

This proposal is in conformance with the Concomitant Agreement made by and between the City of Federal Way and Weyerhaeuser Company on August 23, 1994, as well as the applicable portions of the 1994 Federal Way Code that was in effect at that time.

North- Office Park

East- North Lake, Single Family Residential

West- Interstate-5

South- Corporate Park

The proposed development may have a minor, long term impact with respect to the additional traffic of deliveries and employee trips.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)**
No
- 1) **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how.**
No impact. The site exists on land previously owned by Weyerhaeuser Company and home to the Weyerhaeuser Technology Center (to remain).
- c. **Describe any structures on the site. [\[help\]](#)**
The Weyerhaeuser Technology Center is used as office space and includes lab spaces for R & D. The shape is slightly irregular but primarily rectangular. The front façade is covered with glass windows the exterior construction is primarily reinforced concrete.
- d. **Will any structures be demolished? If so, what? [\[help\]](#)**
No
- e. **What is the current zoning classification of the site? [\[help\]](#)**
Corporate Park- 01
- f. **What is the current comprehensive plan designation of the site? [\[help\]](#)**
Corporate Park
- g. **If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)**
N/A
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)**
Yes, site reconnaissance conducted by Talasaea resulted in discovery of 67 wetlands and 1 stream on the proposed project site. A copy of the wetland delineation (existing conditions) report was submitted with this environmental checklist.
- i. **Approximately how many people would reside or work in the completed project? [\[help\]](#)**
Approximately 600 people would work at the completed project.
- j. **Approximately how many people would the completed project displace? [\[help\]](#)**
None
- k. **Proposed measures to avoid or reduce displacement impacts, if any. [\[help\]](#)**
N/A

1. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** [\[help\]](#)
The project will be developed in accordance with applicable City of Federal Way development and land use codes and the approved Annexation and Concomitant Agreement to ensure the project is consistent with the goals and policies of the Comprehensive Plan and applicable Development Regulations.

- m. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.**
None proposed

9. Housing

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

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

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

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?** [\[help\]](#)
± 50 feet, 1- story, concrete cast formed walls or blocks

- b. **What views in the immediate vicinity would be altered or obstructed?** [\[help\]](#)
There is a 100' managed forested buffer running parallel to I-5. No view impacts would be altered or obscured as the development is occurring within the forested area. No development is proposed within the existing meadow.

- c. **Proposed measures to reduce or control aesthetic impacts, if any.** [\[help\]](#)
Maintain 100' managed forested buffer along I-5 and prohibit development of above-ground structures from the meadow area.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** [\[help\]](#)
Parking lot lighting would occur dusk through dawn at completed project. Minimal glare would occur from sunlight reflected off parked cars. Additionally, the headlights of traveling vehicles would occur any time of day.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** [\[help\]](#)
No

- c. **What existing off-site sources of light or glare may affect your proposal?** [\[help\]](#)
None

- d. **Proposed measures to reduce or control light and glare impacts, if any.**
N/A

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** [\[help\]](#)
Private pedestrian trails meander throughout property, and a public fishing access is located on North Lake to the east.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.** [\[help\]](#)
A portion of the private trails (within the wooded area) will be covered by the proposed site development.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.** [\[help\]](#)
A continuous sidewalk will be installed along Weyerhaeuser Way S which will provide for pedestrian connectivity.

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.** [\[help\]](#)
The Weyerhaeuser Technology Center was constructed in 1978 and is located on the site. The Weyerhaeuser Headquarters building located near the site was constructed in 1969, which makes it 47 years old. Pursuant to CFR 36, Chapter I, subsection 60.4 criteria for evaluation, the Weyerhaeuser Headquarters building may be eligible.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** [\[help\]](#)
No known landmarks or evidence have been observed 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.** [\[help\]](#)
The methods used to assess the potential impacts included GIS data analysis and WISAARD GIS data review.

- 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 such historic or cultural evidence is encountered during construction or installation of improvements, work will be halted in the area and a state-approved archeologist/historian will be engaged to investigate, evaluate and/or move or curate such resources, 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. [\[help\]](#)**
The project site is primarily served by Weyerhaeuser Way S, with a southern boundary bordered by S 336th st. There are 4 access points proposed along Weyerhaeuser Way 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? [\[help\]](#)**
Yes, the site is serviced by Pierce County Transit route 501 with 1 stop along the property frontage on Weyerhaeuser Way S.
- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)**
There were originally 660 parking stalls serving the Technology Center. The final project will result in a total of 1,874 parking stalls.
- Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)**
Development of the project will not require any new roads, but will include frontage improvements along Weyerhaeuser Way S with sidewalks.
- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)**
Not expected.
- e. **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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)**
For new warehousing area of 1,067,000, the site will generate 756 total truck trips. It is estimated that the proposed development will create 271 new PM peak hour trips.
- f. **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.**
Not expected.
- g. **Proposed measures to reduce or control transportation impacts, if any. [\[help\]](#)**
Payment of the City's transportation impact fee is expected, which will help fund City-wide transportation improvements.

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.** [\[help\]](#)
The completed warehouse/office facilities would result in a slight increased need for public services to include fire protection, police protection, and health care.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.** [\[help\]](#)
The increased demand will be offset by impact fees, levies, and taxes required to be paid by the applicant as part of this development. Also the proposal has been designed in a manner that will provide adequate access for fire, medic, and police vehicles.

16. Utilities

- a. **Underline/circle utilities currently available at the site:** [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
The above listed utilities are either available on-site or will be extended as necessary to serve the site.
- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.** [\[help\]](#)
Lakehaven Utility District will provide water and sewer connection.
Puget Sound Energy will supply electricity and gas
Telephone: Century Link, Verizon, Comcast
Fire Protection: South King Fire & Rescue

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: 

Printed Name of Signee: ERIC G. LABRIE

Position and Agency/Organization: PRESIDENT, ESM CONSULTING INC.

Date Submitted: 10.11.2016

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions.)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.