

## DETERMINATION OF NONSIGNIFICANCE

**Description of proposal:** Grading and civil improvements related to the subdivision of approximately 1.5 acres into 6 lots. Grading work will include 1600 cubic yards of fill and 2400 cubic yards of excavation.

**Proponent:** David Ginzburg/C.E.S. NW, Inc.

**Location of proposal, including street address, if any:** 25316 22<sup>nd</sup> Avenue South, Des Moines, WA 98198; King County Parcel # 2122049061 and 212204TRCT

**Project File No:** LUA2015-0039

**Lead Agency:** City of Des Moines

The City of Des Moines has determined that the above-described proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency.

Written comments concerning the DNS may be submitted to the Des Moines Planning, Building, and Public Works Department, located at 21630 11<sup>th</sup> Avenue South, Suite D, Des Moines, WA 98198, by 4:30 p.m., 8/25/17. Comments should discuss specific environmental issues associated with this proposal and identify how the DNS does or does not address those issues.

**Responsible Official:**

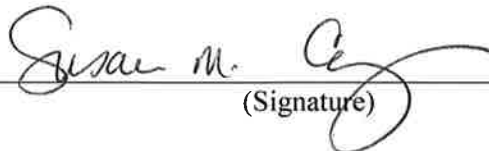
Susan Cezar, LEG

**Position/Title:**

Community Development Director  
21630 11th Avenue South, Suite D  
Des Moines, WA 98198

August 11, 2017

(Date)



(Signature)

**Project Lead Contact:**

Laura Techico, Senior Planner; Phone 206-870-6595  
Email Address: [ltechico@desmoineswa.gov](mailto:ltechico@desmoineswa.gov)

### AGENCY APPEAL

**APPEAL:** Any agency or person may appeal this SEPA determination by filing a written appeal with the Des Moines City Clerk. Such appeal must be filed within ten (10) days of the date this Determination of Nonsignificance (DNS) is final and shall be consistent with all provisions of sections 16.05.300 and 18.240.170, if applicable, of the Des Moines Municipal Code. The last date for filing such an appeal as to this proposal will be 4:30 p.m. on 9/5/17. Procedural determinations include the adequacy of the DNS, whether proper notice has been given, and whether the commenting period has been observed. The pendency of a procedural appeal shall stay any action on a permit/approval until a final determination on the appeal is issued by the Hearing Examiner; except if the City Council is required to issue the determination of the underlying permit/approval. In such cases, the City Council will issue the final determination of the appeal concurrently with its determination on the underlying permit/approval.

**CITY OF DES MOINES**  
**ENVIRONMENTAL CHECKLIST**

Action: \_\_\_\_\_

Receipt: \_\_\_\_\_

Received By: \_\_\_\_\_

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

**I. INTRODUCTION INFORMATION**

Name of Proposal (if applicable):

**Breckenridge Short Plat**

Applicant: **David Ginzburg c/o Sergei Guzun**

Address: **14826 NE 72<sup>nd</sup> Way  
Redmond, WA 98052**

Phone: **(425) 444-9092**

Agent: **Craig Deaver, Principal with CES NW Inc.**

Address: **310-29<sup>th</sup> Street NE, Suite 101  
Puyallup, WA 98371**

Phone: **(253) 848-4282**

Location of Project: **City of Des Moines, King County, Washington**

Address: **25316 22<sup>nd</sup> Avenue South, Des Moines WA 98198  
See Appendix for Vicinity Map.**

Section: **21** Quarter: **SW** Township: **22** Range: **04**

Tax Parcel Numbers: **2122049061**

**+ 212204TRCT**

Date Checklist Prepared: **June 28, 2017**

**A. BACKGROUND**

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

**Gain engineering approval in Summer 2017, construction permit issuance in Summer/Fall 2017, complete site construction and record final short plat in Winter 2017 and begin home construction upon final plat recording.**

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

**No, there are no further plans for expansion.**

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

**The project is a single-family lot short subdivision located within R-7200 zoning classification. No environmental reports are anticipated.**

4. 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, no other applications are pending for governmental approval that we know of.**

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

**Site Development Permit, Final Short Plat recording and building permits.**

*GRADING PERMIT,  
ROW PERMIT*

6. Give a 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.

**The 1.50-acre site will be developed into 6 residential lots with public road and utilities. The short plat is designed to blend in with the surrounding neighborhoods. Midway Sewer and Highline Water districts will serve the plat.**

7. Location of 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.

**From Pacific Highway South (509) heading north – turn left onto South 252<sup>nd</sup> Street. Turn left onto 22<sup>nd</sup> Avenue South. The destination will be on your left.**

Section: **21** Quarter: **SW** Township: **22** Range: **04**

## **B. ENVIRONMENTAL IMPACTS**

### **1. EARTH**

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_:

**Generally the site is moderately sloped from east to west.**

- b. What is the steepest slope on the site (approximate percent slope)?

**The steepest slope on the site is approximately 40 percent and is located in the central portion of the site. This slope is minimal vertical elevation change of 2-feet.**

- 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 soils at the site are identified by the USDA Natural Resource Conservation Service (NRCS) maps of King County, Washington as Alderwood gravelly sandy loam, 8 to 15 percent slopes and Arents, Alderwood Material, 6 to 15 percent slopes.**

**See Appendix for the Soils Map and Soils Description**

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

**No. There are no known unstable soils or a history of unstable soils in the immediate vicinity.**

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

**The site will be designed to balance cut and fill quantities to the greatest extent possible. Grading plans prepared by a licensed professional engineer will be submitted to City of Des Moines for review and approval. It is estimated that approximately 2,400 cubic yards of total cut and 1,600 cubic yards of total fill will be required during construction of the proposed project.**

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

**Yes, if vegetation is cleared during wet weather, there is a potential for erosion to occur. The construction is planned to occur during dry weather.**

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

**Approximately 50 percent of the development site will be covered with impervious surfaces. This area includes internal private access road, driveways and building surfaces within the site boundary.**

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

**As part of the grading plan, a temporary erosion and sedimentation control plan will be prepared for approval by City of Des Moines. Erosion control features will be installed prior to construction and maintained until the threat of erosion ceases to exist.**

## 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.

**The grading activities proposed at the site will cause dust particulate to be emitted to the air. Vehicles and equipment used during the construction can be a potential source of emissions. When the project is complete, the site**

SITE WORK  
TO COMPLY  
WITH KING  
COUNTY  
STORMWATER  
POLLUTION  
PREVENTION  
MANUAL AS  
ADOPTED BY  
DMMMC  
11.08.000

**may be the source of vehicle emissions from vehicles using the site. However, quantities are unknown.**

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

**Vehicles using the surrounding street system can be a source of emissions or odor. However, it is not anticipated that these off-site vehicle sources of emissions will affect this proposal. There are no other known sources of odor or emissions in the vicinity.**

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

**Unwanted dust particulate can be controlled, to a certain extent, by the application of water before and during construction activities. It is assumed the construction vehicles used will be equipped with factory-installed mufflers and spark arresters that would control excessive emissions. There are no measures proposed to control emissions as a result of vehicles using the site after construction.**

### **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, there are no water bodies on or in the immediate vicinity.**

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 for this work.

**No, there are no water bodies on or in the immediate vicinity.**

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 amount of fill or dredge will be placed or removed from surface waters on the site. There are no surface waters on-site.**

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

**No, the project does not include any surface water withdrawals or diversions.**

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, the proposal does not include discharges of waste materials to any existing surface water.**

b. Ground Water:

1. Will ground water 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.

**There will be no groundwater withdrawals.**

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) is/are expected to serve.

**The project proposes to connect to the Midway sewer system. No discharge of waste material is proposed.**

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.

**The primary source of runoff will be from stormwater. Minimal water runoff is anticipated to occur due to landscape watering and other maintenance activities. The proposed stormwater conveyance system will be designed to collect and convey stormwater runoff from within the project to on-site pond that will ultimately discharge to the City of Des Moines storm water system.**

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

**Generally, a project of this type and size would provide areas of landscaping. If chemicals or fertilizers that are used to maintain these areas are not handled properly, it is possible they could enter ground or surface waters. To our knowledge, there are no other known sources of contaminants associated with this proposal.**

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

**The proposed plat stormwater design will maintain natural drainage patterns per City of Des Moines design standards.**

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

**The proposed project site will collect storm water runoff and direct it towards an on-site pond and stormwater detention and treatment. This pond will meter the project's runoff and directs it downstream to the City of Des Moines's system at the existing stormwater system, located southwest of the site.**



**4. PLANTS**

a. Check the type(s) of vegetation found on the site:

- Deciduous tree:
- Evergreen tree:
- Shrubs
- Grass
- Pasture
- Crop or grain
- Orchards, vineyards or other permanent crops
- Wet soil plants:
- Water plants:
- Other types of vegetation:

b. What kind and amount of vegetation will be removed or altered?

**The developer will clear the site in the area for the building pads, stormwater and roadway. The clearing limits will be shown on the engineering plans.**

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

**To our knowledge, there are no threatened or endangered plant species 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:

**Landscaping will incorporate native plant species in accordance with City of Des Moines Code.**

*TO COMPLY WITH DMMC 18.195*

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

**Yes, English ivy (*Hedera helix*) and Himalayan blackberry (*Rubus armeniacus*) are located on-site and will be removed with the construction activities.**

**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: **songbirds, crows**  
Mammals: **field mice, squirrels**  
Fish: **None**

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

**There are no threatened or endangered species known to exist on or near the site to our knowledge.**

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

**To our knowledge, the site is not part of a migration route.**

*PACIFIC  
FLYWAY*

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

**The project is a single-family residential short plat subdivision. No measures are proposed.**

- 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.

**The primary energy source required to meet the energy needs of the proposed project is electricity. Sufficient amounts of which would be used to maintain a comfortable lifestyle and environment. The electricity would be used to for heating and lighting purposes.**

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

**No, the existing adjacent properties are single-family lots. The largest impact to placing solar panels is the existing home locations on the adjacent parcels.**

- 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 homebuilder will build the proposed homes using energy efficient materials based on current industry standards for home building.**

## 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 because of this proposal? If so, describe.

**Typically, a residential development is not a source of environmental health hazards. During construction of the proposed project, it is possible that a spill related to construction activity or equipment may occur. Once the plat has been constructed, the risk of fire is always present within a residential development.**

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

**No known possible contamination at the site from present or past uses.**

- 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 hazardous chemicals/conditions that might affect the project development and design.**

- 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.

**During construction, typical materials for construction oil, petroleum or grease may be used and stored on-site and properly disposed of in accordance with the required stormwater pollution prevention plan. No chemicals will be produced.**

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

**While not anticipated to occur, the services of the local emergency service providers may be required at some time.**

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

**None are proposed.**

b. Noise

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

TO  
COMPLY W/

CONSTRUCTION

HOURS

IN

PM MC

14.01.100

**Noise exists from the neighboring single-family parcels and adjacent street system. However, it is not anticipated that the noise will adversely affect the proposed project.**

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

**During the short-term, construction activity at the project site will vary considerably as the construction progresses. In addition, because the noise produced on the site depends on the equipment being used, the noise would vary from day to day. Maximum construction noise levels can be expected to range from 65 to 89 dBA with an average value of approximately 85 dBA. Minimum noise levels can be expected to have a wider range of 57 to 88 dBA with an average value of 78 dBA (based on a construction activity noise model, described in *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*). Noise associated with construction operations on the site will occur roughly between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. Long-term noise impacts will result from vehicles using the site and noises typical to a single-family development.**

3. Proposed measure to reduce or control noise impacts, if any:

**Noise impacts associated with the construction phases of the project will be limited in duration. To mitigate general noise impacts during the grading phase, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles can be anticipated. No measures to mitigate noise impacts during the building phase are proposed. Construction hours will be limited to the normal workday, 7:00 a.m. to 6:00 p.m.**

TO COMPLY  
WITH  
DMMME  
14.01.100

**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.

**Current use is single-family home (dilapidated).  
South, West and North: Single-Family parcels  
East: Large Lot**

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

**To our knowledge, the project site has not been used as working farmlands or working forestlands.**

- 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:

**To our knowledge, the adjacent parcels are not used for agriculture or forestry.**

- c. Describe any structures on the site.

**The is one structure on-site. A single-family home in disrepair and partially collapsed.**

SEPARATE  
DEMOL  
PERMIT  
REQUIRED

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

**Yes, this structure will be removed during construction.**

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

**City of Des Moines – R-7200 Single-family**

**Please see the zoning map in the appendix for clarification of zoning.**

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

**Urban**

SF -  
SINGLE  
FAMILY

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

**Project is not in an area designated as a shoreline, does not apply.**

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

**No, no part of the site has been classified as a critical area.**

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

**The proposed plat will provide 6 homes and housing for approximately 18 residents.**

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

**None, the existing home is not in a livable condition. There are no residents.**

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

**None, the existing home is not in a livable condition. There are no residents.**

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

**The proposed residential plat is adjacent to other single-family residential uses. The site is currently zoned R-7200.**

*RS-7200*

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

**To our knowledge, the adjacent parcels are not used for agricultural or forest lands.**

## 9. HOUSING

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

**The development anticipates creating 6 new housing units in the proposed residential plat. It is assumed the housing units will be in the middle-income range.**

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

**One, no-income - existing home is not in a livable condition. There are no residents.**

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

**None are proposed.**

## 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?

**Maximum building height is 30 feet.**

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

**No views in the immediate vicinity would be altered or obstructed. The view of the site, of course, will be altered to that of a single-family housing development.**

*Per DMMC  
18.55.110*

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

**The proposed plat will include architecturally compatible homes. After home construction, the parcels will have landscaping. The public road will be built to City of Des Moines road standards**

## **11. LIGHT AND GLARE**

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

**Light and glare will result from reflective surfaces, exterior building lights, and streetlights. Interior lighting may be noticeable. The occurrence of light impacts are anticipated from dusk to dawn.**

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

**It is highly unlikely that glare or light from the project site will interfere with views or affect wildlife. Streetlights and other outdoor lighting are intended to promote safety rather than create a safety hazard.**

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

**Off-site sources of light or glare that may be noticeable would be the result from reflective surfaces, exterior building lights, streetlights and interior lighting from the surrounding neighborhoods. The occurrence of light impacts are anticipated from dusk to dawn and are not anticipated to affect the project.**

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

**The exterior building lights and streetlights will be of low intensity, typically used for safety and security purpose.**

## **12. RECREATION**

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

**There are several designated and informal recreational opportunities that are in the immediate vicinity of the proposed site. Some of these opportunities include:**



**Saltwater State park, West Fenwick Park, Lake Fenwick  
Linda Heights Park, Glenn Nelson Park, Riverbend Golf  
Complex and the Puget Sound.**

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

**No, the project will not displace any recreational opportunities.**

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

**No measures are proposed.**

### **13. HISTORIC AND CULTURAL PRESERVATION**

- a. Are there any buildings, structures, or sites, located on or near the site that area over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site?

**No, the existing structure was built in 1948 but has collapsed. The structure is not listed on any preservation register. The Washington State Department of Historic Preservation does not list the site as eligible for a Historic Register.**

- 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.

**To our knowledge, there are 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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**No formal studies have been conducted to assess cultural or historic resources associated with 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.

**There are no measures proposed to reduce or control impacts. However, if objects are unearthed during site work that may be culturally significant, the Washington State Office of Archaeology and Historic Preservation will be notified.**

↓ CMY  
OE  
DES  
MOINES

#### **14. TRANSPORTATION**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

**The project site is located on 22<sup>nd</sup> Avenue South, which connects to Pacific Highway South (509) via South 252<sup>nd</sup> Street.**

**See Appendix for Vicinity Map.**

- b. Is the site or affected geographic area currently serviced by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

**No. A review of the King County Transit regional bus schedule indicates that transit service is provided at the intersection of Pacific Highway South and South 252<sup>nd</sup> Street, which is approximately 1,800 feet to the northeast.**

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

**The project will create 12 parking spaces in driveways. None will be eliminated. The parcel is overgrown with weeds and vegetation.**

- d. Will the proposal require any new improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**Yes, the project proposes approximately 275 linear feet of frontage improvements along 22<sup>nd</sup> Avenue South, a public road. The improvements include curb, gutter, sidewalk, and landscaping.**

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

**It is estimated the project will generate approximately 60 trips per day.**

- 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:

**None.**

## **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. Whenever a residential development is constructed, the need for public services, such as police and fire protection, increases. Federal Way School District, Des Moines Police and South King Fire and Rescue serve the site.**

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

**Impacts will be controlled by the increase in tax base and tax assessments paid to the public services as well as impact fees.**

**16. UTILITIES**

- a. Circle utilities currently available at the site: **Adjacent to the proposed plat are electricity, water, sewer, refuse service, telephone, cable.**
- 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 proposed project anticipates using the following utilities:**

**Electricity:..... Puget Sound Energy**  
**Gas:..... Puget Sound Energy**  
**Water:..... Highline Water District**  
**Sewer: .....Midway Sewer District**  
**Refuse service:..... Recology / Cleanscapes**  
**Telephone: ..... Century Link**  
**Cable/Internet:..... Comcast**  
**Stormwater:..... City of Des Moines**

SIGNATURES

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: Jennifer Caldwell

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

Senior Land Planner - CES NW, Inc

Date Submitted: June 28, 2017

REVIEWED BY:  
  
LAURA TECHNICO  
SENIOR PLANNER  
CITY OF DES MOINES  
8/1/17