



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:
Harbor Grove
2. Name of applicant:
Sea-Pac Homes, Inc.
3. Address and phone number of applicant and contact person:
Glen Belew, 425-740-4851
120 SW Everett Mall Way, Suite 100
Everett, WA 98204
4. Date checklist prepared:
February 2, 2022 Amended: April 24, 2023
5. Agency requesting checklist:
City of Mukilteo
6. Proposed timing or schedule (including phasing, if applicable):
Construction will begin upon receiving necessary approvals and permits.
Approximate start date is summer of 2022.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There are no plans for future expansion at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - **A Geotechnical Engineering Study was prepared by Earth Solutions NW, LLC, on July 30, 2021 for the proposed project.**
 - **A Preliminary Storm Drainage Report was prepared by The Blueline Group, LLC, on September 23, 2021.**
 - **A Stormwater Pollution Prevention Plan (SWPPP) was prepared by The Blueline Group, LLC, on August 3 2021.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known
10. List any government approvals or permits that will be needed for your proposal, if known.
City of Mukilteo: Land Use Permit, Building Permit, Engineering Permit for clearing and grading, right-of-way work and stormwater management. Preliminary and final plat approval. SEPA threshold determination.
Mukilteo Water and Waste Water District: Developer Extension Agreement for extension of sewer main and installation of new water services.

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

The proposed project consists of the demolition of an existing vacant single family residence and construction of seven (7) single-family residential homes with a minimum lot size of 12,500 square-feet. The existing driveway and frontage on 53rd Avenue West will be upgraded to current City Standards. The project also includes site improvements such as landscaping, storm water management infrastructure, retaining walls, open space, and utility connections.

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.

Project Address: 9110 53rd Avenue W, Mukilteo 98275

Located in the NW Quarter, Section 16, Township 28, Range 4

Legal Description: See site plan attached to application

Vicinity Map, Topographic Survey, and Site Plan: Attached to Application

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 of the site is 37%.

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.

According to the USDA Natural Resources Conservation Service Web Soil Survey, the eastern portion of the property is classified as Alderwood-Urban land complex (2-8% slopes) and the western portion of the site is classified as Alderwood-Urban land complex (8-15% slopes).

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

Yes, according to the Snohomish County PDS Map Portal, the southwestern corner of the property is identified as having steep slopes. However, as evaluated in the project-specific

geotechnical report, the vertical relief across the identified area of steep slope appears to be less than ten feet. Thus, the area of steep slope does not meet the City's designation criteria, pursuant to MMC 17.52A.020, for a geologically sensitive area.

- 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 using a combination of imported soil and soil available onsite. The project will cut approximately 5,100 cubic yards of soil from the site. In total, the project will use approximately 10,200 cubic yards of soil for fill, where 5,100 cubic yards will be imported from an approved source.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is not expected to occur as a result of clearing, construction, or use.

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

Approximately 39% (40,785 square feet) of the project site will be covered with impervious surfaces after project construction.

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

A temporary erosion and sediment control plan, per the City of Mukilteo standards, will be employed during the construction phase of the project. This would include perimeter silt fencing to contain erosion and cover measures to prevent or reduce soil erosion during and following construction, as well as BMPs.

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.

Short term, during construction, there will be some dust, diesel and gas exhaust from heavy equipment operation and worker's vehicles. Long term, after construction, there will emissions from tenants such as auto exhaust, local equipment use, and other residential activities.

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

No off-site sources of emissions or odor would affect this proposal. There are no off site sources of emissions or odors that may affect this proposal due to no adjacent or nearby activity or developments that emit odors or are associated with odor-producing activities.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Emissions will be mitigated by proper maintenance of equipment while on-site, prohibiting machinery from idling when not in use, and watering of the site as necessary during the construction phase of the project to help control dust and other particulates. The temporary stockpile proposed will implement dust-control standards determined by the City of Mukilteo at the time of permit issuance. Other Best Management Practices will be implemented to control emissions.

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 are two wetlands off-site in the project's vicinity as shown on the City of Mukilteo's Critical Areas GIS map. One is located approximately 215 feet west of the project boundary and the other is located approximately 220 feet east of the project boundary.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No, the described water are not within 200 feet of the project boundary.
- 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.
Not applicable. The nearest wetlands are located over 200 feet away from the project boundary and will not be affected by the project.
- 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. No impact would occur.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No, the proposal is located in map number 53061C1020F of the FEMA FIRM and lies within Zone X, Area of Minimal Flood Hazard.
- 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 involve any discharge of waste materials to surface waters. The project consists of a single family residential development and is not adjacent to a surface water body.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, groundwater will not be withdrawn from a well for drinking water or any other purpose. The project will be serviced by the local water purveyor. No water will be discharged to groundwater.

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

No waste material will be discharged into the ground. The project will discharge sewage to the municipal sanitary sewer system.

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.

Water runoff from both storms and construction activities will be conveyed to yard drains and catch basins will capture surface runoff and route it to a detention vault beneath the proposed access road. The vault outlets east in a tightline to 53rd Ave West then south approximately 280' to an existing storm drain pipe at 92nd Street SW. The runoff will not flow into other waters.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
In accordance with City of Mukilteo 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.
No, TESC BMPs will be provided in accordance with City of Mukilteo regulations to reduce and/or control runoff water impacts. Off-site stormwater will continue to be conveyed to the City's stormwater conveyance system. Thus, no drainage patterns in the vicinity of the site will be affected.

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 City of Mukilteo regulations to reduce and/or control runoff water impacts.

4. Plants

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

☒ X deciduous tree: alder, maple, aspen, other

☒ X evergreen tree: fir, cedar, pine, other

- ☒ 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?

The flat, developable area of the site will be cleared and most of the existing vegetation except the significant trees as identified on the Site Plan and Landscape Plan. The Landscape Plan specifies revegetation measures. Overall, the project will remove 74 significant conifer trees and 12 significant deciduous trees. The project proposes 60 replacement trees. In total, 27 significant trees will be preserved.

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

The site does not contain any known threatened or endangered plant species. The City of Mukilteo Tree Preservation policy is designed to protect trees and reduce future conflicts between trees and the urban environment. The City's Municipal Code requires a one-to-one replacement of Douglas fir trees or similar tree species that in the future will provide nesting or roosting habitat.

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

Proposed landscaping may include the use of native or drought resistant plants. If invasive species are found on site they will be removed to enhance existing vegetation, where retained. The project proposes 60 replacement trees to enhance vegetation on site. In total, 27 significant trees will be preserved.

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

There are no known noxious weeds or invasive species known to be on or near the site.

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: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, squirrels, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
No threatened or endangered species are known to exist on the site.
- c. Is the site part of a migration route? If so, explain.
The Pacific Flyway Migration Route overlays all of western Washington State, including this site.
- d. Proposed measures to preserve or enhance wildlife, if any:
No wildlife has been observed on-site during field visits, however, several species of small and medium-sized mammals could use the site. Trees provide cover and breeding locations. As explained above, 27 existing trees are to remain on-site and 60 trees will be replaced. Replacement trees shall be a minimum of six feet in height at the time of planting pursuant to the Mukilteo Municipal Code.
- e. List any invasive animal species known to be on or near the site.
The site does not contain any known invasive animal species.

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.
Electricity will be the primary source of energy used to meet the energy needs of the new homes. This will meet the lighting and heating needs of the energy needs.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.
No, the project would not affect the potential use of solar energy by adjacent properties. The proposed single family residences will be similar in height to adjacent development and will conform to the maximum height requirement of the Mukilteo Municipal Code.
- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:
The project will meet Washington State Energy Code, which is one of the most stringent in the country. The buildings will be constructed to meet or exceed applicable local, state, and/or federal building code to ensure compliance with energy conservation standards.

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.
No, there are no known 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. The existing single family home was built in 1982 so there are no concerns regarding asbestos or lead based paint contamination.

- 1) Describe any known or possible contamination at the site from present or past uses.
The applicant is not aware of any contamination at the site from present or past practices. The historical use of the site was likely agricultural, however, there are no indications on historical records that soil contamination occurred.

- 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.
As described above, there are no existing hazardous chemicals/conditions that might affect project development and design. There are no underground hazardous liquid or gas transmission pipelines that are known. The applicant is not aware of any other hazardous chemicals / conditions on site.

- 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.
Fuels associated with automobiles and construction machinery as well as typical household products (cleaners, adhesives, etc) may be present at the site. Chemicals typically used in commercial construction such as paint and cleaning chemicals will be used, managed, and regulated under the SWPPP.

- 4) Describe special emergency services that might be required.
The proposal will not require any special emergency services.

- 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 Federal Code of Revisions (CFR) 1926 and Washington Administrative Code (WAC) 296-155.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The types of noise that exist in the area that may affect this proposal are those associated with residential uses and traffic.

- 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.
 On a short-term basis, construction activities will increase the peak on-site noise levels. All construction will occur during City of Mukilteo approved hours of operation. The completed 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 will be limited to hours as specified by the City of Mukilteo which will 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.

The current use of the site and adjacent properties is residential. There are no expected impacts on land use on or nearby resulting from the proposal.

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

No, there is no available information to indicate that this site has been used as working farmland or working forest land. The site is not zoned or designated for agricultural use. Thus, no agricultural or forest land of long term commercial significance will be converted to other uses as a result of the proposal.

- 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, the proposal will not affect or be affected by surrounding working farm or forest land operations. Surrounding land uses are single family residential and are not working farm or forest lands.

- c. Describe any structures on the site.

There is one existing two-story single family home that is approximately 1,454 square-feet and a detached garage of 352 square-feet.

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

The single family home and all accessory structures will be removed.

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

RD 12.5 Single Family Residential

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

Single Family Residential – Low Density

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

The site does not have a shoreline master program designation.

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

A small area identified as having steep slopes is present in the southwestern site corner. However, as evaluated in the project-specific geotechnical report, the vertical relief across the identified area of steep slope appears to be less than ten feet. Thus, the area of steep slope does not meet the City's designation criteria, pursuant to MMC 17.52A.020, for a geologically sensitive area.

- i. Approximately how many people would reside or work in the completed project?
Assuming 2.25 people per residence, approximately 14-16 people.
- j. Approximately how many people would the completed project displace?
One single-family residence will be removed. However, the existing residence is vacant.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None, displacement impacts would be less than significant because the existing residence is vacant and the project proposes to develop seven (7) new single family residences.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The design is for a standard single-family plat consistent with the zoning. The project will be developed in accordance with applicable City of Mukilteo codes to ensure the project is consistent with the goals and policies of the Comprehensive Plan in place at the time of this application.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
There are no known nearby agricultural or forest lands of long-term commercial significance. Surrounding land uses are single family residential.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Seven (7) new middle-income housing units.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
One (1) middle-income housing unit will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
No measures are proposed. Seven (7) new units will be added to Mukilteo's housing stock. Housing impacts would be less than significant.

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?
Building height will not exceed the maximum height of 30 feet pursuant to the Mukilteo Municipal Code.
- b. What views in the immediate vicinity would be altered or obstructed?

Some homes to the west may have some alteration of their view through the site. The tallest height of any proposed structure is 30 feet, which is the same height as surrounding development. Neighboring properties may experience a change in views of the property once it is developed, however, it is not anticipated that any scenic views will be altered or obstructed.

- b. Proposed measures to reduce or control aesthetic impacts, if any:
The project will comply with the current zoning of the site and will be similar in style and smaller in size to the surrounding neighborhoods. Building styles and landscaping will be developed in accordance with the design standards for the zone.

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 residential development. Light will be shielded away from the night sky and adjacent development to control impacts. Light or glare would mainly occur at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No. Under normal circumstances, it is not anticipated that light or glare from the finished project will present a safety hazard or block views.
- c. What existing off-site sources of light or glare may affect your proposal?
Surrounding properties are single-family residences/lots; as such, there are sources of light and glare typically associated with residential development. However, the existing sources of light or glare are not anticipated to affect this proposal in a significant way.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Building, security, and exterior lighting will be designed in accordance with the City of Mukilteo's Municipal Code. There are no proposed measures to reduce or control light and glare impacts.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Puget Sound, Future of Flight Museum, Mukiteo Parks, secondary roads for walking and biking.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No, the proposal would not displace any existing recreational uses. The site is zoned and designated for single family residential use.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project will be subject to the City of Mukilteo's open space requirements. The project will add 6 net single family residences to Mukilteo's housing stock. There would not be a significant impact to existing recreation uses.

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 existing single family home was built in 1982 and is not identified on a state or local preservation registry. Additionally, there are no listed or eligible buildings, structures, or sites in the immediate vicinity.

- 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.

There was no evidence of cultural significance found on site. The house is not eligible for listing on historic registers.

- 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.

City of Mukilteo GIS Map, Snohomish County PDS Map. Best Management Practices will be used if any cultural or historic artifacts are found on 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.

None, there are no known impacts to resources. 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 move or curate 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.

The is currently served by 53rd Avenue West as shown on the site plan. This driveway and street frontage will be improved to meet the City of Mukilteo's standards at the time of this application.

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

Transit is available on Mukilteo Speedway within a few blocks.

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

All units will have attached garages and additional paved areas outside of the garage bay. No street parking spaces are required. No parking spaces will be eliminated.

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

The proposal will require a new private access road that will be 240 feet in length and 25 feet wide with an 8 foot sidewalk on the north side. The intersection of the private access road with 53rd Avenue West intersection will require new public asphalt with grind and overlay to centerline.

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

It is not anticipated that the project will use or is 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 project is anticipated to generate approximately 28 trips per day based on the typical ITE trip generation rates. The circumstances around the COVID-19 pandemic have made telecommuting common for many employeeed individuals, which would temporarily or permanently reduce traffic generated by the project.

- 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, the proposal will not be affected by or interfere with the movement of agricultural and forest products.

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

The applicant will comply with City of Mukilteo's Transportation Code and pay any 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.

No, the project will add up to 14-16 net residents.

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

No measures are proposed at this time, as the need for new special services is not anticipated. The project shall pay the appropriate development fees.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- c. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed.

*Water/Wastewater – Mukilteo Water and Wastewater District – building of concrete
manholes, trenching for small diameter pipes, hot tap connections of services to existing
water main.*

*Storm Drain – City of Mukilteo – 12" tightline trenching 240 feet south on 53rd Avenue West.
Concrete catch basins and 12" or smaller pipe trenching on-site. 132 feet long by 19 feet
wide by 12 feet deep modular concrete vault excavation.*

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the
lead agency is relying on them to make its decision.

Signature: _____ Jake Drake 

Name of signee ~~Serena Dudas~~ Jake Drake

Position and Agency/Organization ~~Planner, The Blueline Group, LLC~~ Project Coordinator - Blueline

Date Submitted: 9/24/2021 Amended: April 24, 2023

D. Supplemental sheet for nonproject actions

(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; pro-
duction, 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.