



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: **Gagandeep Single Family Home
Reasonable Use Application**
2. Name of applicant: **Steve Hall, RP-Partners**
3. Address and phone number of applicant and contact person: **Steve Hall
6121 NE 175th St B402
Kenmore, WA 98028
360-961-3638
steve@rp-partners.com**
4. Date checklist prepared: **10/1/22 - Revised 06/29/23**
5. Agency requesting checklist: **City of Mukilteo**
6. Proposed timing or schedule (including phasing, if applicable): **Dependant on approval of all related permit. Construction to begin within 90 days of all approvals. Construction to completion 6 to 9 months.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Building permit application constant with application of reasonable up application**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **The following documents have been prepared and are being submitted with the RUP: Wetlands Biologist – Wetlands & Wildlife
Wetlands Reconnaissance – Mark Rigos, PE
Geotechnical Engineer – Cobalt Geosciences**
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. **Reasonable Use Permit**
10. List any government approvals or permits that will be needed for your proposal, if known **Reasonable Use, Civil Engineer (Grading), SFR Permit, Environmental Application to allow for buffer averaging**
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.) **Propose to construct a 7200 +/- SFR (including attached garage on parcel that is .44 acres (19,204 sf).**

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.

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)? **40%**

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.

Transitional Beds include silt and clay deposited in non-glacial and glacial environments just prior to Vashon-era deposits. These materials are typically medium dense to very dense/hard below a weathered zone. (PAGE 1 GEOTECHNICAL EVALUATION

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **NO – Page 2 of GEOTECHNICAL EVALUATION**

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. **50 +/- CY. Dependant on full building plan.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Due to slope, erosion during construction is possible. The civil engineering plan provided by Mark Rigos includes an erosion control plan**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **4,150 SF +/-**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: See plans pages **C2.0, C2.1 of Civil Engineering Plan**

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.

Construction equipment and delivery vehicles will generate exhaust emissions and some product and materials (asphalts, paints, stains, etc)

All exhaust and materials used will meet or exceed federal standards.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No**

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

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.

A type 4(L) stream and Cat. IV wetland have been identified on this parcel as shown on the civil engineering plan and described in the wetlands report and reconannasince report..Mitigation is proposed in this report. In addition there is natural mounding between these features and the proposed construction site that is an additional natural barrier of protection.

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. **Yes and submittal describe measures and conditions proposed to mitigate impacts on these features.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No**
- 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. **Domestic sewage typical of SFR. No chemicals or water water treatments proposed**

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 stormwater plans shown in Civil Engineering proposal. Pages C1.2 and C1.3. Prepared by Mark Rigos, PE**
- 2) Could waste materials enter ground or surface waters? **If so, generally describe. Mitigation to contain waste materials shown in CE Proposal**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No, all drainage patterns are contained within the CE Plans**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: All drainage, stormwater, and surface water to be contained through BMPs as shown in CE Proposal

4. **Plants**

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

- x ☒ deciduous tree: alder, maple, aspen, other
- x ☒ evergreen tree: fir, cedar, pine, other
- x ☒ shrubs
- ☐ grass

- ____ pasture
- ____ crop or grain
- ____ Orchards, vineyards or other permanent crops.
- x wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ____ water plants: water lily, eelgrass, milfoil, other
- ____ other types of vegetation.

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

**Trees removed as shown on CE Proposal. Replanting plan on proposal
Area of disturbance shown on proposal and BMPs will be used in this
construction area**

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

None

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

**Retention of native plants except as noted on CE Proposal. Planting of new vegetation
included in schedule W1.0, W2.0 showing mitigation as needed.**

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

None observed

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, other:

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

b. List any threatened and endangered species known to be on or near the site. **None**

c. Is the site part of a migration route? If so, explain. **None observed or known**

d. Proposed measures to preserve or enhance wildlife, if any: **None proposed**

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

None observe or 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.

Electric service provided by SnoCo PUD for heating and project construction.

Petroleum products used for heavy equipment. No other sources of energy proposed.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The proposed SFR will meet or exceed all requirements as required in the latest WA State Energy Code, which is the 2018 code at the time of this proposal. Future codes, if impacted the Building Permit application will be implemented as required.

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. **None**

- 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

- 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

- 4) Describe special emergency services that might be required. **Only as required for normal construction safety procedures**

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

None

b. **Noise** - **typical construction noise that will be contained to hours as required by the city**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Very minor traffic. Some heavy machinery. Some saws, pneumatic nail guns. There are large natural buffers between proposed construction site and adjoining properties.**
- 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. **Traffic limited to deliver of materials and site workers. Use of large equipment periodic and mostly at the beginning of the project, first 30 to 60 days.**
- 3) Proposed measures to reduce or control noise impacts, if any: Use during daytime hours, **8am to 5 pm. All equipment will have muffling as required by state and local code.**

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.
No impacts on adjacent properties.in the near or long term
- 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**
 - 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**
- c. Describe any structures on the site. **None on site**
- d. Will any structures be demolished? If so, what? **No**
- e. What is the current zoning classification of the site? **RD 7.5 SFR**
- f. What is the current comprehensive plan designation of the site? **SFR – High Density**

- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Unknown of classification. Wetlands Biologist and Geotechnical Engineer Report describe critical areas on the property**
- i. Approximately how many people would reside or work in the completed project?
4 to 7
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/a**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Proposal is in compliance with all existing land use plans**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **Under current zoning and land use regulations, no impact in these areas**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Single Family residence on single parcel. Middle to high income.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None**
- c. Proposed measures to reduce or control housing impacts, if any: **None**

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

- b. Proposed measures to reduce or control aesthetic impacts, if any: **House design will be consistant with those in the immediate neighborhood aesthetically and in size.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Due to existing and proposed vegetation, no light or glare anticipated.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal? **None**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Water sports, cycling trails, hiking trails and in immediate area
- b. Would the proposed project displace any existing recreational uses? If so, describe.
None
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any
N/A:

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. **No structures of historic listing within immediate area.**
- 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. **N/A**
- 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.

N/A

- 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.

N/A

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.
Webster street, neighborhood access only. Adjoins to Mukilteo Speedway as arterial
- 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?
Public Transit on Mukilteo Speedway within 1 mile walking distance of site
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **On site only. No street surface parking. Onsite to accommodate 2 to 4 vehicles**
- 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). **Webster St terminate (asphalt) at the north edge of the property. Improvements will be made to the platted Webster St. to access the propose driveway.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **5 to 10 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.

No

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

None

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.

electricity, natural gas, water, refuse service, telephone, sanitary sewer

C. Signature

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

Signature: _____

Name of signee Steve Hall, Applicant

Position and Agency/Organization RP-Partners, President

Date Submitted: June 30, 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; 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.

ALL QUESTIONS ADDRESS IN PREVIOUS ANSWERS AND/OR SUPPLEMENTAL MATERIAL PROVIDED.

ORGANIZATION IS NOT A NON-PROFIT