

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

1. Name of proposed project, if applicable:

Montgomerie

2. Name of applicant:

244-WLD Montgomerie, LLC

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

Address: 1010 Market Street, Kirkland, Washington 98033

Phone No.: (425) 576-9390

Attn: Dana Hall

4. Date checklist prepared:

October 29, 2025

5. Agency requesting checklist:

City of Mukilteo

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

No phasing is proposed for this project. Land use and associated entitlement permits are anticipated to be completed in time to begin site work and infrastructure improvements by Spring 2026. Building permits would follow substantial completion of the site work which is currently expected to be Winter 2026 or early 2027.

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 additions, expansion, or further activities related to this proposal.

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

- Stormwater Site Plan Report (AKS Engineering & Forestry; June 26, 2025)
- Geotechnical Engineer Study (Earth Solutions NW; June 13, 2025)
- Stream, Wildlife Habitat, and Wetland Classification Report (Green Earth Operations; June 26, 2025)

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

There are no other government approvals or proposals directly affecting the property that are known or expected to be pending.

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

Land Use, Engineering Permit (site development, clear and grade), and SEPA.

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 project proposes a new residential townhome community along the site's Harbour Place frontage in the vicinity of the intersection of 99th Avenue SW within the City of Mukilteo. The planned community is comprised of 37 new attached single-family units configured in eight separate townhome buildings. The approximately 3.26-acre project site is comprised of a single real parcel (Snohomish County tax parcel no. 28042100103200). It is currently known as Lot 4A of the amended binding site plan for Harbour Pointe Limited Partnership per Snohomish County AFN 200508295173 (BSP). The project will include the installation of new public and private infrastructure to serve and support the 37-unit community, including private drives, sidewalks, water, sanitary sewer, and storm drainage facilities. The current topography of the site will require a combination of excavation along the east upper elevations and fill along the western and southern lower limits of the site.

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

The project site is composed of a single tax parcel located along the west frontage of Harbour Place in the vicinity of the intersection of 99th Avenue SW in the City of Mukilteo (Snohomish County tax parcel no. 28042100103200). More specifically, the project is located in the SE ¼ of the SE ¼ of Section 16, Township 28 North, Range 04 East, and the NE ¼ of the NE ¼ of Section 21, Township 28 North, Range 04 East, Willamette Principal Meridian.

B. Environmental Elements

1. Earth

a. General description of the site:

The site is currently vacant. Its southern and western portions—approximately 40 percent—of the site contain mostly undisturbed mature forest areas, two defined drainage courses, and a small wetland and associated buffers. The topography of the site generally falls from east-to-west. The approximately 1.65-acre eastern portion of the project site, where the townhomes will be construct, has an average slope of 9%. The remaining 1.61-acres of the site to the west has existing ground slopes that would be characterized as steep with grades of 40 percent or more over an elevation relief of 10 feet or more.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

The steepest slope on the site is approximately 90%. The steeper slopes occur over the western portion of the site that will remain undisturbed forested areas.

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 native soils on the site are generally characterized by the Natural Resource Conservation Service (NRCS) as Alderwood-Everett gravelly sandy loams in the western portion of the site and Everett very gravelly sandy loam in the eastern portion of the site. The site was also partially filled and graded as part of the initial binding site plan infrastructure improvements. A project-specific geotechnical report has also been completed for the project and accompanies this Checklist and associated permit applications.

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

There are no indications or known history of unstable soils on or in the immediate vicinity of the site.

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 purpose of on-site grading is to provide suitable surface areas for access roads, parking areas, building foundations, and gravity driven flow for sanitary sewer and storm drainage. The proposed grading activity will require approximately 1,006 cy of cut and 16,349 cy of fill material. Import soils will be obtained from approved offsite commercial sources.

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

Erosion of exposed soils during site preparation and construction is possible. The project will employ standard temporary erosion and sediment control methods/measures to control potential erosion and sediment transport in accordance with applicable City of Mukilteo municipal code and development standards. Erosion potential is unlikely under the developed condition and ongoing use due to the site coverage with impervious surfaces and landscaping.

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

Approximately 35% of the site will be covered with impervious surfaces, which will include roofs, roads, parking areas, and sidewalks.

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

The project will prepare and implement typical erosion control best management practices (BMPs) including silt fence, catch basin inlet protection, and interceptor

collection ditches in accordance with the city's clearing, grading, and temporary erosion control standards. A temporary Erosion Control Plan is included in the plan set accompanying this checklist. A Construction Stormwater Pollution Prevention Plan (SWPPP) will be prepared and is required to remain on site during construction.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

A short-term increase in emissions from construction machinery and dust will result from on site grading efforts. Water trucks will be used to control dust from the site during construction. The site will be hydroseeded upon completion to stabilize soils.

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

There are no known off-site sources of emissions or odor that would affect the project proposal.

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

Construction activities will be limited to established City of Mukilteo work hours to reduce and control emissions, noise, and other impacts to air quality. Water trucks or similar methods will be used to limit errant dust from the site during construction. No permanent measures are planned or expected to be necessary to reduce or control emissions from the finished project as proposed.

3. Water

- a. Surface:**

- 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 small Category IV wetland and a Type 5 stream, and their associated buffers exist in the southern and western limits of the site.

- 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 direct impacts or work over the described waters is required. Work will occur within 200 feet of the subject waters as depicted on the accompanying development plans.

- 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 filling of the onsite wetlands or surface waters are required for the project.

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

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

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

No, the project does not lie within a 100-year floodplain.

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

No, the project will not involve any discharge of waste materials to surface waters.

b. Ground:

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 a general description, purpose, and approximate quantities if known.

No, this project does not propose any groundwater withdrawals.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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 from septic tanks or any other systems. The project will be connecting to the public sanitary sewer system in Harbour Place.

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.

Approximately 0.51-acres of pollution generating impervious surfaces are proposed with this project. The runoff will be collected and conveyed via catch basins and a series of underground pipes to a detention vault with a control structure for flow control prior to releasing to a water quality treatment facility with filter media cartridges for water quality treatment. From here, the treated runoff will be conveyed via a tightline east and discharged to an existing point of compliance which naturally feeds into the Big Gulch Creek approximately 130-feet west of the project site. The Big Gulch Creek is a tributary to the Puget Sound approximately 1.4-miles downstream and to the east.

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

The project will install temporary and permanent perimeter containment measures to protect against waste materials entering ground or surface waters.

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

The development proposal will maintain the current drainage patterns in accordance with City storm water standards.

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

The project's storm drainage system will be designed in accordance with City of Mukilteo surface water management and development standards to control surface water runoff and discharge protections. Temporary and permanent drainage facilities will be used to control quality and quantity of surface runoff during construction and after development.

4. Plants

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

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

this is unchecked above?

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

All existing vegetation will be removed within the proposed grading limits of the project site. Existing vegetation onsite consists primarily of forest and **pasture areas**.

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

There are no threatened or endangered species known to be on or in the immediate vicinity of the site.

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

The project will retain approximately 1.32 acres of undeveloped forested area and proposes 0.79 acres of lawn area. The proposed landscaping will conform to the City of Mukilteo development standards. **this amount doesn't match the civil plans**

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

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

5. Animals

a. List any birds and other animals that 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:

No animals were observed on site at the time of the visit. It is likely that hawks, herons, eagles, songbirds, deer, and other small mammals may exist in the areas near the site.

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

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

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

Yes, the site is located in western Washington and Washington State west of the Cascade Mountains lies within the Pacific Flyway for migratory birds.

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

There are no measures proposed or expected to be necessary to preserve or enhance wildlife.

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

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

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and/or natural gas will serve as the primary energy source for residential power and heating.

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

No, the project will not affect the potential use of solar energy by adjacent properties.

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

There are no energy conservation features or measures proposed or expected to be required to reduce or control energy impacts.

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.

There are no environmental healthy hazards that could occur because of this proposal.

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

There are no known or indications of possible contamination at the site based on 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 or conditions on the site that will affect the project development or 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.**

No toxic or hazardous chemicals are expected to be stored, used, or produced during the project's development or construction. Normal household cleaning, paints, or other similar types of chemicals are expected to exist onsite from time to time over the life of the project.

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

No special emergency services are expected to be required.

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

There are no measures proposed or expected to be necessary to reduce or control environmental health hazards.

b. Noise

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

The primary source of noise in the vicinity of the site which may affect the project is expected to be vehicular traffic from Harbour Place along the eastern frontage of the project site.

- 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?**

Short-term impacts may result from the use of construction equipment during site development and residential construction. Construction will occur during the daylight hours, and will be in compliance with all noise ordinances. Heavy equipment, hand tools, and the transporting of construction materials generate construction noise.

Any long-term impacts will be those associated with the use of the property by the homeowners.

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

Construction activities will be limited to established City of Mukilteo standard work hours to reduce or control equipment emissions and noises.

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 site is currently vacant and primarily forested. The adjacent properties include the Harbour Pointe Senior Living facilities to the south, Harbour Pointe Montessori School to the immediate north, natural open space to the west, and Mukilteo Sno-Isle Library to the southwest. There are a few commercial buildings/uses that front the east side of Harbour Place opposite the site including Sound Credit Union Mukilteo Bank,

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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site has not been used as working farmlands or working forest lands.

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?

The project will not affect or be affected by surrounding working farm or forest land.

c. Describe any structures on the site.

There are no existing structures on site.

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

No structures will be demolished with this project.

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

The site is currently zoned as PCB(S) – Planned Community Business South.

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

The site is currently designated to remain PCB(S) on the future land use map, Figure 14 of the City of Mukilteo 2024 Comprehensive Plan.

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

Not applicable.

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

There is an area in the southeast portion of the site in the vicinity of an existing roadway culvert that has been classified as a wetland with previous studies, including those related to the BSP. City and County online resources also identify an unclassified stream along the southern boundary of the site..

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

The project proposes 37 dwelling units (including 4 affordable units) and no workplaces. Using the U.S. Census / ACS average of 2.6 persons per household, the estimated residential population is approximately 96 people ($37 \times 2.6 = 96.2$). The development does not propose any work places on site.

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

No people will be displaced by the completed project.

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

There are no proposed measures to reduce displacement impact.

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

The project is being developed and its proposed uses are permitted in accordance with current zoning and development standards for its zoning designation PCB(S), Planned Community Business South. No additional or site-specific measures are proposed or expected to be necessary to ensure compatibility with existing or proposed land use and plans.

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

There are no agriculture or forest lands of long-term commercial significance on site or in the surrounding area, this no special protection measures will be necessary with this project. However, a tree protection and retention plan has been prepared and will remain on site during construction.

9. Housing

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

The project will provide a total of 37 attached single-family townhome units within eight buildings. Of these, 33 units will be market-rate homes intended for sale to middle-income households, and 4 units will be designated as affordable housing.

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

No existing residential units will be eliminated by this project.

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

No proposed measures to reduce or avoid displacement impact are proposed or expected to be necessary with this project.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest proposed structure height will be on the order of 35 feet. The exterior building materials will be primarily wood, composite siding, and/or other exterior finishes typical of the Pacific Northwest.

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

It is not expected that this project will obstruct any views within the vicinity of the site due to the project site being at a lower elevation than the affected neighboring properties.

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

Buildings and site landscaping are being proposed in accordance with City of Mukilteo development standards to reduce and control aesthetic impacts of the developed site as required.

11. Light and glare

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

Typical interior and exterior lighting will be visible from the occupied neighboring properties. The interior roads and parking areas will have typical site lighting fixtures. The increased lighting will be most visible (i.e. most often occur) from dusk to dawn.

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

Light and glare from the project is not expected to cause hazards or interfere with views.

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

Potential light or glare from local traffic and existing adjacent commercial properties have potential to affect the proposal.

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

No specific measure to reduce or control light and glared impact are proposed or expected to be necessary.

12. Recreation

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

The Big Gulch Trail, Big Gulch Park, and 92nd Street Park are all within one mile north of the site. Similarly, the Mukilteo Sno-Isle Library, Harbour Point Middle School (for track and field), and Mukilteo Boys & Girls club are all within one-mile south of the site.

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

The proposed project will not displace any existing recreation facilities.

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 provide approximately 41,037 square feet of active recreation space.

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.

There are no buildings, structures, or sites on or near the site that are over 45 years old and are listed or eligible for listing in national, state, or local preservation registers.

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

There are no known landmarks or observed evidence of historic, archaeological, scientific, or cultural significance within the vicinity of the site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

d. The DAHP online research was used to search for Historic Property Inventory (HPI) in the vicinity of the site as described in question 13A above. No registered historic structures were identified by the source. No additional assessment efforts have been employed or expected to be necessary for this project.

No tribal resources are known to be on or near the site. County process includes consultation with outside agencies, including potentially affected Native American Tribes, to assess the potential impacts to/existence of cultural and historic resources. No additional assessment efforts are proposed or expected to be necessary for this project.

e. 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.

An inadvertent discovery plan will be prepared to outline the requirements for identifying and reporting any cultural resources found onsite during the course of construction.

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.

An existing asphalt road, Harbour Place runs along the eastern perimeter of the project site and will provide access to the site. There are no proposed changes to the existing

prior to building permits?

street system with the exception of removing curb and depressing the sidewalk at the entrance of the site.

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

The site is not currently served by public transit. The nearest transit stop is approximately 0.20 miles south of the proposed entrance to the site.

c. 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 project does not propose or expect any required improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

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

The project is not located within the immediate vicinity of water, rail, or air transportation.

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

The development is anticipated to generate approximately 249 average daily trips based on the 11th Edition of the *ITE Trip Generation Manual* (2021) and Land Use Code 215, Single-family Attached Housing. The project is exclusively residential and peak volumes are expected to occur during normal AM and PM peak work commuting periods of 6am to 9am and 4pm to 6pm respectively.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The project is not expected to interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

Potential traffic impacts resulting will be mitigated by payment of established City of Mukilteo traffic 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.

The proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police

protection will be typical for a development of this size. School-age children residing in this development will attend school in the Mukilteo School District.

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

In addition to annual taxes by homeowners, the project will mitigate the direct impacts of the proposal through park, traffic, and school mitigation programs, as required.

16. Utilities

Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

a. 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.

Power – Snohomish County PUD

Water & Sanitary Sewer – Mukilteo Water and Wastewater District

Communication – Xfinity, Ziply Fiber

Natural Gas – Puget Sound Energy (PSE)

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.



Name of signee: Molly Baumeister, AICP

Position and agency/organization: Senior and Use Planner - AKS Engineering & Forestry, LLC

Date submitted: October 29, 2025