



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: [\[help\]](#)

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

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

1. Name of proposed project, if applicable: [\[help\]](#)

BEC Investments, LLC

2. Name of applicant: [\[help\]](#)

BEC Investments LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

APPLICANT: BEC Investment, LLC
12900 Beverly Park Road
MUKILTEO, WA 98275

CONTACT: WESTERN ENGINEERS, INC.
9740 EVERGREEN WAY
EVERETT, WA 98204
(425) 356-2700.

4. Date checklist prepared: [\[help\]](#)

January 15, 2019

5. Agency requesting checklist: [\[help\]](#)

City of Mukilteo

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Within one year of City approval

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None Expected

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Drainage report, geotechnical report, wetland report & mitigation plan

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

None Known

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Drainage/construction plan approved by the City of Mukilteo

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

The proposed site improvements consist of clearing and grading for the construction of two commercial buildings along with drive aisle and parking areas. Site drainage will be managed with new on-site conveyance to an underground sand filter vault and detention tank. The total property area consists of 38,834 sf (0.892 Ac.) of previously developed land. Total project clearing area will be approximately 26,304 sf. (0.604 Ac.). On-site wetlands will lie outside the project clearing limits and will be protected and mitigated according to a wetland report by Acre Environmental Consulting, LLC.

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

LOCATED WITHIN SE ¼, SW ¼, SEC. 27, T.28N, R.4E
12900 CYRUS WAY, MUKILTEO, WA 98275. TAX #: 00568700200402

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

1. Earth [\[help\]](#)

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

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

The steepest slope is approximately 80% located along the eastern edge of the site.

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

Alderwood Urban Land Complex

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None observed

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

Approximate 26,304 sf. total clearing area. Approximately 750 CY cut, 2,000 CY fill. Grading quantity includes approximately 350 CY excavation for proposed detention tank.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Yes, however minimized by the use of SWPPP BMPs

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

Approximately 55% proposed on-site impervious surface coverage.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Preventative measure such as, but not limited to, silt fences, wattles, temporary sediment trap, and inlet protection will be utilized in compliance with sound construction practices and city requirements

2. Air [\[help\]](#)

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

Dust and equipment during construction: Delivery trucks, autos, electric saw and related construction equipment. After construction: Autos, Trucks

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None Known

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Conform with City of Mukilteo and State of Washington statutory requirements.

3. **Water** [\[help\]](#)

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. [\[help\]](#)

Yes, there is a wetland within the northern portion of the site that extends off-site to the west. On-site wetlands will lie outside the project clearing limits and will be protected and mitigated according to a wetland report by Acre Environmental Consulting, LLC.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

The proposed project will occur within 100 feet of the existing wetland. On-site wetlands will lie outside the project clearing limits and will be protected and mitigated according to a wetland report by Acre Environmental Consulting, LLC.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

None expected.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No, does not apply

b. Ground Water:

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

Dewatering during construction may be encountered but is not expected. All groundwater encounter to be pumped and dispersed through existing vegetated areas or taken offsite by water truck and disposed at an approved site.

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

None

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. [\[help\]](#)

Existing runoff currently results of sheet flow from existing impervious surfaces and forested areas on-site. Proposed runoff will be directed to an underground detention tank that will discharge via a rock pad outlet along the north edge of the project clearing limits. The rock pad outlet will discharge into the on-site wetland buffer and toward the on-site wetland.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No waste materials are expected to enter ground or surface waters. Possible fuel spillage during construction shall be cleaned up immediately per contractors spill prevention plan.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Site drainage will be managed with new on-site conveyance to an underground sand filter vault and detention tank. The detention tank will discharge via a rock pad outlet along the north edge of the project clearing limits. The rock pad outlet will discharge into the on-site wetland buffer and toward the on-site wetland.

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

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

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

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

Disturbed vegetated areas will be replanted with commercial landscaping, disturbance to vegetation expected to be 5,004 sf. On-site wetlands will lie outside the project clearing limits and will be protected and mitigated according to a wetland report by Acre Environmental Consulting, LLC.

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

None Known

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

None

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None Known

5. Animals [\[help\]](#)

- 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. [\[help\]](#)

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. [\[help\]](#)

None Known

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

Yes, Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None Known

6. Energy and Natural Resources [\[help\]](#)

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

Electric for heating and operation of car detail equipment.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

None proposed

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

Possible fuel spillage during construction.

- 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. [\[help\]](#)

Possible underground utility lines

- 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. [\[help\]](#)

Fuel will be used and possibly store during construction.

- 4) Describe special emergency services that might be required. [\[help\]](#)

Hazardous waste clean-up.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Contractor's safety plan and program.

b. Noise [\[help\]](#)

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

Traffic from Beverly Park Road along with air traffic going to and from Paine Field.

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

Short Term: Construction Equipment

7:00 am – 7:00 pm

Long Term: Autos/ Trucks

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

Comply with applicable statutes and standard construction measures.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Site and properties to the north, east, and west are commercial use. Beverly Park Road right-of-way lies along the southern property line.

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

No, none

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: [\[help\]](#)

No

c. Describe any structures on the site. [\[help\]](#)

Commercial buildings

d. Will any structures be demolished? If so, what? [\[help\]](#)

Any existing structures will be removed.

e. What is the current zoning classification of the site? [\[help\]](#)

LI Light Industrial

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

LI Light Industrial

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not Applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

None Known

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

8 to 12 employees.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

To be controlled by the City of Mukilteo land use controls

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable

9. Housing [\[help\]](#)

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

None

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

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not Applicable

10. Aesthetics [\[help\]](#)

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

Approximately 40'

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None

b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Comply with applicable statutes and standard construction measures

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Potential glare from parking lot overhead lighting and building window reflection. Window reflection during daytime and overhead lighting during nighttime.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No, to be screened with proposed commercial landscaping.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Possible glare from vehicle lights along Beverly Park Road.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Installation of commercial landscaping.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Paine Field Community Park, Flying Heritage & Combat Armor Museum, Museum of Flight

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Not Applicable

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

None Known. Department of Archaeological & Historical Resources WISAARD Database does not list any places or objects within the site 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. [\[help\]](#)

None Known

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

Not Applicable

- 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. [\[help\]](#)

None proposed, if historical objects or places are found, the contractor is to stop construction and notify the appropriate agency to determine what needs to be done to minimize impacts, if any

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Access to Beverly Park Road will be provided by internal drive aisle.

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

Yes, the nearest transit stop is approximately 200 feet east of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

20 parking spaces created

- 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). [\[help\]](#)

No

- e. Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks.

Access to the site is provided via Beverly Park Road, 60 feet right of way width with approximate 42 foot pavement width and 5 foot sidewalks.

- f. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Not expected

- g. 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? [\[help\]](#)

To be determined.

- h. 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. [\[help\]](#)

No

- i. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Not applicable

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes, increased need for fire, police, and medical protection. Possible need for public transit.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Not applicable

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

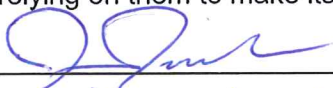
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity, water, telephone, internet, and sanitary sewer.

C. Signature [\[help\]](#)

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

Signature: _____



Name of signee Jesse Jarrell

Position and Agency/Organization P.E. - WESI

Date Submitted: 2-24-21