



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:

Carrick Court

2. Name of applicant:

214-WLD Carrik Court, LLC

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

***1010 Market Street
Kirkland, WA 98033***

4. Date checklist prepared:

January 30, 2022

5. Agency requesting checklist:

City of Mukilteo, Washington

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

Site clearing, grading, storm drainage and infrastructure improvements construction are planned for Summer or Fall of 2023. Initial site work will include stream and wetland relocation and enhancement efforts and all site improvements. Home and building construction is planned for Summer or Fall of 2024. This project may be constructed in phases.

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 activity related to this project proposal.

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

A number of environmental studies have been completed in support of the project, including the following (copies included with application):

- ***Geotechnical Engineering Report (Earth Solutions NW, LLC (October 12, 2020))***
- ***Critical Areas Assessment and Conceptual Mitigation (Green Earth Operations, Revised December 23, 2021)***
- ***Traffic Impact Analysis (Gibson Traffic Consultants, Inc. October 2020)***
- ***Archeological Survey Report (ERCI, September 23, 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.

A Joint Aquatic Resource Permit Application (JARPA) and Hydrualic Permit Approval (HPA) are being submitted and will be processed concurrent with this agency application. There are no other known existing applications pending government approvals for other proposals directly affecting the property.

10. List any government approvals or permits that will be needed for your proposal, if known. The following government permits/approvals are required for the project proposal:

City of Mukilteo – Land Use Approval, clearing and grading construction permits, building permits.

Washington State DOE – 401 Water Quality Certification, General Construction Stormwater Discharge Permit

US Army Corps of Engineers – 404 Wetland Permit

Washington State Department of Fish and Wildlife – Hydraulic Project Approval

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 Carrik Court project site is an assemblage of three real parcels totaling approximately 9.6 acres in the north-central portion of the City of Mukilteo, Washington. The western and southern approximately 6.5-acre portion of the site are zoned Planned Community Business (PCB) and the remaining north and northeast frontages are zoned Community Business (CB). The project proposes to develop this site as a mixed-use residential and commercial project comprised of twenty-two (22) buildings containing a total of 122 new individual single-family residential townhome units. Four (4) of these buildings along the west frontage of Mukilteo Speedway (SR 525) include 9,600 square feet each of commercial retail space.

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.

Tax ID No.: 00611600013600, 00611600013500, 00611600013402

***Location: 8516 & 8616 Mukilteo Speedway, Mukilteo, WA 98275
Township-Range-Section-Quarter: 28 -04-16-NE***

Abbreviated Legal Description:

00611600013600: WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-00 - LOT 136.

00611600013500: Section 16 Township 28 Range 04 Quarter NE WEST & WHEELERS SEAVIEW 5 AC TRS BLK 000 D-00 LOT 135.

00611600013402: Section 16 Township 28 Range 04 Quarter NE WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-02 - ALL TH PTN TR 134 DAF: BEG AT SE COR SD TR 134 TH NLY ALG E BDY SD TR 150FT TH WLY 291FT TH SLY150FT TH ELY 291FT TO TPB PER SNO CC 92-2-02166-6

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.

The NRCS WebSoilSurvey identifies the general soil classification at the site as Alderwood-Urban land complex with 70% at 2 to 8 percent slopes and 30% at 8 to 15 percent slopes. Alderwood-Urban complex is a characterized as a hydrologic group B soil that is moderately well drain but with very low water trasmission. A geotechnical report for the site was prepared by Earth Solutions NW, LLC on October 12, 2020. The report will be provided with this submittal. The report found fill and native material onsite. With the fill consisting of silty sand with gravel in loose to medoium dense and moist conditions. Native material primarily consisted of dense to very dense, silty sand with gravel. The maximum boring depths was 137.5 bgs. Some seepage and ozide staingin was noted by the geotechnical engineer and that area of perched groundwater may be encountered during construction. Please see geotechnical report for additional information.

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

There were no surface indications or known history of unstable soils in the immediate vicinity of the project site. The Geotechncial Report states that "...the site does not include geological hazardous area. Standard development practices area applicable to the proposed development."

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

The site generally slopes west with a topographic ridge near its north-central portion that results in distinct grades tending downward to the northwest and southwest from higher elevations along SR 525. The southern approximately twenty-five percent of the site is encumbered by a wetland and seasonal stream. The project proposes to re-grade the developable portion of the site to develop roadway, storm drainage, and utility infrastructure and building pads as necessary so support a new residential neighborhood. Grading, buffer enhancement, and provide building pad areas and access roads. The project will clear and grade approximately 9 acres of the site with earthwork estimates of approximately 47,578 cubic yards (CY) of cut and 16,060 CY of Fill, with a resulting approximate net earthwork of 31,518 CY of export. These estimated volumes were determined using Civil3D software and assumed 12 inches of organic material stirpping per the recommendation of the Geotechncial Report.

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

Localized erosion could occur during clearing and construction activities. A temporary erosion and sediment control plan and stormwater pollution prevention plan with site specific erosion control measure will be completed and provided with the project construction documents. Erosion of the completed site improvements is not likely with the completed project due to proposed landscaping, pavement, building coverage, and associated permanent storm drainage controls.

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

Approximately 55% of the site will be covered by impervious surfaces.

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

The project will implement typical temporary erosion control best management practices (BMPs) including, but not limited to: silt fence, inlet protection, interceptor swales, straw wattles, and sediment traps or temporary settling tanks will be maintained onsite during construction to contain or to provide treatment to surface water runoff prior to release to offsite areas and to limit erosion potential of any exposed soil areas. Water trucks and/or street sweepers may be used to control dust during dry periods and to maintain public rights-of-way. Construction activities will be limited to construction hours allowed by current City of Mukilteo Code and Engineering Design and Development Standards.

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 machinery will produce exhaust during site development work. Emissions typical of medium density residential neighborhoods such as vehicular exhaust, is likely with the completed development. Typical vehicular emissions will result from transient traffic under developed site conditions.

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

There are no known offsite sources of emissions or odor that may affect this 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 standard work hours to reduce and control emissions, noise, and other impacts to air. Water trucks or similar methods will be used to limit arrant 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 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 is one Category IV wetland and an unnamed Type 5 stream located in the southern portion of the site. These resources are being enhanced and partially relocated onsite to accommodate the proposed improvements. The stream discharges to a ditch along 88th Street SW.

- 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.

Portions of the wetland and stream in the south end of the site will be impacted by entrance road, interior roadways, and building unit construction. Impacts will be mitigated onsite as described below.

Stream Channel and Wetland Modifications:

In order to limit temporal loss of stream and wetland functions, the wetland and stream mitigation areas and the new entrance road along 88th St. SW will likely be constructed prior to the filling and excavation of the stream/wetland areas. It is anticipated that work will occur during the spring/summer conditions when the site is at its driest. This will involve the following tasks.

Wetland A/Drainage 1

- *Areas within the entrance road limits from 88th St. SW will be cleared and grubbed. Clearing and grading will occur along the new stream channel alignment. This will involve tree removal along the channel centerline. It is anticipated that 66 trees will be removed. Wetland creation areas and buffer edges will be graded as shown in the grading plan. Note that the site's natural contours require grading of buffer edges along the north edge of the site. Where possible, western red cedar trees within the wetland creation areas will remain in place. These trees will be flagged, and grading will try to minimize root disturbance. After final grading and compaction, these remaining cedar trees will be situated on hummocks adding microtopographic ecological elements. Douglas fir and vine maples within the wetland/stream creation zone will be removed and reincorporated as either habitat wood piles or tree trunk sections used to build log weirs along the stream.*
- *Log weir sections will be cut to size (using either Douglas fir, cedar, or other types of trees harvested onsite) and installed along the stream channel alignment. A series of four log weir steps will be constructed east of the road to create a stream step pool system with wetland terraces. Stream gravel will be placed within the stream centerline and in pool areas downstream of the weir to provide scour protection. See Plan C-3 in Appendix D of the Conceptual Mitigation Plan.*
- *Wetland areas downstream of the culvert (see Culvert section below) will be graded with a maximum side slope of one percent. Conifer logs will be embedded in the existing wetland and wetland creation areas perpendicular to stream flow to impound and spread water. The small portion of Wetland A creation area shall be accessed for grading from the north road entrance to avoid any need to cross existing wetland areas.*
- *After completion of the mitigation areas and new culvert, stream flow will then be redirected to the new channel. This will involve construction of a new manhole (Type 2) within the Mukilteo ROW to intercept flows from the existing 15-inch concrete storm pipe. A 74-foot, 18-inch storm pipe will be installed (open/cut trench) from the manhole to the head of mitigation site in the east. Storm flow will exit the pipe and flow down a 38-foot cobble channel set at roughly 12 percent slope. This channel then intercepts the first stream/wetland terrace. This work will be done in the dry season and a water management plan will be developed to handle stream flows if they occur during this period.*

- *Planting will be installed in wetland areas and their buffers in the late fall.*

Culvert

- *A 36-inch arched pipe culvert (78 feet in length) will be installed to convey the seasonal stream and connect the two new wetlands areas to the downstream existing portion of Wetland A. The roadway retaining walls and roadbed will then be built up to final grade.*
- *During construction of the new road, the new culvert will be placed in sections using a track hoe and cables. The sections will be joined using connecting bands that wrap around the pipe joint.*
- *The culvert will sit on a flat sloped surface, compacted and bedded with gravel.*
- *The invert elevation of the culvert pipe will be installed approximately 18-inches below the final stream invert/bottom elevation. The inside of the culvert will be backfilled and brought to match streambed grade using streambed materials (2.5-inch minus well-graded gravel material per WSDOT 9-03.11(1), Streambed Sediment or approved equal).*
- *The retaining wall will enclose the culvert on the upstream and downstream ends.*

Land Clearing

- *Rubber-tired logging equipment, track hoes, dump trucks, and logging trucks will be used to clear/grub and excavate/grade the site.*
- *Select conifer logs and woody debris will be stockpiled to support mitigation activities.*
- *Mechanical removal/excavation of blackberry/knotweed thickets will occur within the east and south portions of Parcel A. This will be part of critical area wetland and buffer mitigation activities.*

Outfall Structures

- *Stormwater generated from new impervious surfaces will enter a detention vault in the SW corner of the site.*
- *This is a typical below-grade detention with and flow control riser to mitigate increased runoff volumes and rates from this area of the improved site. A proprietary filtration vault will also be located immediately downstream of this vault to treat the controlled release rate for the 2-year event under developed conditions prior to releasing flows to the adjacent critical area buffer.*
- *From the vault, water will discharge via Outlet 1 (in the SW corner of the site), through two narrow rock-lined spreader trenches – 30 x 5 FT (150 SF) in size and 50 x 5 FT (250 SF) in size. This is new water source that will support wetland hydrology in the lower section of Wetland A.*
- *At second outlet, Outlet 2, contains an eight-foot-long buried pipe that conveys roof and foundation drain water. Water discharges to an outfall pad and infiltrates over the upland forested surface and sub-surfaces. The surface and sub-surface run through the length of the forested buffer and will sufficiently mimic natural dispersal, infiltration, and act as secondary hydrologic source to the wetland and stream mitigation area.*
- *The detention vault and outfalls shall be constructed with standard excavator/loader/dumper equipment. Excess excavated material shall be disposed of off-site at approved locations.*
- *All outfall specifications and construction shall adhere to the adopted 2012 Department of Ecology Stormwater Management Manual for Western Washington as amended in December 2014.*

Entrance Road Retaining Walls

- *A tracked excavator from the new access road at 88th Ave SW from the south and development area from the north will excavate a narrow trench (max width 3 feet) where gravel footings will be placed. This will be the base for a mechanical stabilized earth (MSE) wall.*
- *Modular precast concrete panels will be lowered by a tracked excavator for installation.*

- *Select backfill and geogrid soil reinforcement will be installed with the MSE wall in a series of lifts.*

Road and Development

- *A secondary new private access road onto the site will be constructed from 88th Avenue SW. This road will be constructed simultaneous with the realignment and mitigation of Drainage 1/Wetland A.*
- *The road sits at the approximate gradient that will be required for site access; construction of the wetland/stream areas shall be excavated on the immediate sides to the east and west. Some excavation and fill will be needed in order to install the stream culvert at the appropriate gradient.*
- *All fill materials used for the road and retaining walls shall come from either clean onsite materials or those which will be imported from approved locations using dump trucks. This fill will require retaining walls (MSE) which will be installed by laborers and backhoes. Roller compactors will be used to place fill material.*
- *Track hoe/excavators will be used to install storm drainage and utilities to the site.*
- *The mixed residential/commercial townhome development will be situated on the north ¾ of the Site, which is the most currently impacted and developable portion of the site.*

Proposed Utility Extensions

Water, sanitary sewer, and other utility services will be provided by extension of existing public facilities within either the SR525 or 88th Street SW rights-of-way. Water, storm drainage, and likely power, communication, and natural gas utilities are currently planned to be installed within the new private road that will intersect the improved north frontage of 88th Street SW.

- 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.

Total direct wetland impacts of 8,535 square feet are associated with entrance road and townhouse unit construction. This will also result in stream impacts of an estimated 491 feet. Approximately 413 linear feet of stream channel will be filled/excavated or abandoned (78 feet) and relocated to the south.

Portions of the wetland and the stream associated with the entrance road from 88th Street will be filled (248 CY). Native onsite soils, consisting primarily of medium dense to very dense, silty sand with gravel will be compacted to specification. No material will be imported. 1,600 CYs of material will be excavated in wetland and stream sections as the current townhouse configuration requires the first floors to be recessed below ground surface to avoid a maximum building height elevation above Mukilteo Speedway. The material will be hauled offsite to an approved dump site.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
- No surface water withdrawals are proposed with the project. Portions of the existing stream will be relocated with the project.*

- 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 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, there will be no withdrawal of ground water from a well for drinking water or other purposes.

- 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 materials are anticipated or proposed to be discharged into the ground.

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.

Surface water runoff from the developed site will travel mostly as sheet and shallow concentrated flows over roofs, paved surfaces, lawns, and other landscape areas. Runoff volumes will be collected and conveyed by new public and private storm drainage systems comprised of catch basin inlets and below-grade pipes to either an onsite stormwater detention vault in the southwest portion of the site, below-grade detention tanks serving isolated groups of private driveways and townhome units throughout the site, or to a surface discharge point in the northwest portion of the site that is collected by an existing offsite drainage system. The increased runoff rate and volumes resulting from the change in land use will be mitigated in accordance with current City of Mukilteo surface water standards. Runoff from pollution generating and non-pollution generating surfaces will be treated to the minimum Basic treatment standard in accordance with applicable City and Department of Ecology standards. Gravel trenches or equivalent facilities will be located in the outer limits of the adjusted wetland buffer to disperse detained and treated flows from the flow control and treatment facilities over native vegetation area.

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

The proposed development is not expected to result in waste material discharge to either ground or surface waters as all infrastructure, including sanitary sewer and storm water systems, will be designed and constructed to City of Mukilteo development/public works standards.

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

The proposed development does not significantly affect drainage patterns in the vicinity of the site. The drainage infrastructure has been designed so that stormwater is released offsite to the two drainage basins in volumes similar to the predeveloped condition.

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

The development of the project will be provided with new public sewer, water, and storm water infrastructure improvements designed and constructed in accordance with City of Mukilteo development/public works standards. These infrastructure improvements would include extension of existing public sanitary sewer mains, and onsite storm water flow control and water quality treatment facilities.

4. Plants

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

- deciduous tree: alder, maple, Cottonwood
 evergreen tree: fir, cedar, pine, other
 shrubs: Indian Plum, Blackberry, sword fern,
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: Salmonberry, Lady fern, Creeping buttercup
 other types of vegetation

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

All existing vegetation will be removed from the interior portions of the site to allow for grading and density of development. A majority of the 2nd and 3rd growth forest in the in south parcel will remain and support stream and wetland mitigation activities. English ivy and knotweed will be removed within portions of the wetland and buffer. The buffers along the north edge of the mitigation area will be enhanced with native shrub and tree plantings.

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

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

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

Existing wetland and surrounding buffers will be retained and enhanced using native species. Proposed perimeter and interior landscaping will be provide per City of Mukilteo code requirements and will include native and drought tolerant plantings.

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

English Ivy

Japanese knotweed

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.

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

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

The site is located within the Puget Sound basin which is part of the Pacific Flyway bird migratory route.

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

Preservation and enhancement of the existing wetland, stream, and associated buffer areas has potential for preserving and enhancing wildlife habitat. Native and flowering trees and shrubs provide opportunities for food and nesting.

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

There are no known 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 will be used by future residents for heating and to power typical household appliances.

- 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:

Building insulation and other materials will be used to conform to current energy codes and provide the appropriate level of energy conservation.

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 long-term environmental health hazards are known or expected to result from the proposed project.

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

There is no known contamination at the site from present or past uses.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no existing hazardous chemicals/conditions known to be located within the project area or in the vicinity that might affect project development and design.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Fueling or lubrication of construction vehicles onsite may occur during site development or homebuilding. No toxic or hazardous chemicals are known or expected to be stored, used, or produced during the project site's development. No toxic or hazardous chemicals, other than typical household cleaning materials, are expected to be stored, or used within the future permanent, occupied residential units.

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

Standard residential emergency services such as fire and paramedic will be needed, but no special emergency services would be required.

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

A spill control and containment plan will be included in the project's construction stormwater pollution prevention plan for the potential of environmental health hazard impacts during construction. No additional or long-term measures are proposed or expected to be necessary to reduce or control environmental health hazards with the finished project.

b. Noise

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

A major arterial (Mukilteo Speedway/SR 525) is located adjacent to the east boundary of the site which may result in more vehicular traffic noise than lower volume arterials. Other surrounding properties consist of established low density residential neighborhoods that will generate population and vehicular noise levels typical of and comparable to that of the project.

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.

Noise from construction equipment during allowable City working hours would occur with the project on a short-term basis. Traffic to and from the site during its construction could also be a potential short-term change in noise level. Construction hours and practices will be in general accordance with the applicable provisions of City of Mukilteo Municipal code. Long-term noise will be limited to pedestrian and vehicular activities typical of a medium density residential neighborhood with adjacent commercial businesses.

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 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.

Properties north of the site are a combination of undeveloped and commercial/multifamily uses that are zoned Multifamily (MDR, 13 du/acre). The properties adjacent to the west boundary of the site are fully developed single-family residential subdivisions in the City's low density single-family zone (RD 12.5).

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?

The project site has not been used as working farmlands or forest lands of long-term commercial significance. There is no portion of the site that will require conversion from farm/forest designation for development.

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 be affected or affect surrounding working farms or forest land.

c. Describe any structures on the site.

The site is mostly undeveloped. There is an unoccupied single-family residence and associated outbuildings located in the north-central portion of the site. The residence has most recently been used as a commercial business.

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

Yes, all existing structures will be removed with the project.

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

The existing parcels are currently zoned Planned Community Business (PCB) and Community Business (CB).

- f. What is the current comprehensive plan designation of the site?
The current City comprehensive plan designates the site as Commercial – Mixed Use.
- g. If applicable, what is the current shoreline master program designation of the site?
The site is not located within a designated shoreline master program area.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Critical areas comprised of a wetland and stream and their associated buffers over the southern portions of the site have been identified by the project biologist. These resources were not classified by the City or County.
- i. Approximately how many people would reside or work in the completed project?
The proposed 120 townhome units are expected to be owner-occupied. At an average 3 person per household, 360 people would reside in the project. It is estimated that 2 to 4 people could work at each of the commercial businesses during business hours, for a total estimated potential of 8 to 16 employees .
- j. Approximately how many people would the completed project displace?
The project will not displace any people as the site is currently underoccupied.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
No measures to avoid or reduce displacement of persons are proposed or expected to be necessary.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project has been designed and will be constructed in accordance with current City municipal code and development standards. No special mitigation measures are proposed or expected to be necessary to ensure the proposal is compatible with existing and projected land uses and plans.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
No measures are proposed or expected to be necessary to ensure compatibility with any agricultural or forest land areas. This single-family residential development as proposed is consistent with currently allowed uses and are not incompatible with nearby agricultural and forest lands of long-term commercial significance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
120 residential, middle-income housing units will be provided with the project.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
The one single-family building on the site is not residentially occupied and therefore no housing units are being eliminated by the project. This building has the potential for single-family

residential use and, if that were the case, then one middle-income housing unit would be eliminated by the project.

- c. Proposed measures to reduce or control housing impacts, if any:
No special measures are proposed or expected to be necessary to reduce or control housing impacts from the planned mixed-use residential and commercial development.

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?
All of the proposed residential towhome buildings will conform to City of Mukilteo building height restrictions for the designated zoning and planned land use.
- b. What views in the immediate vicinity would be altered or obstructed?
The proposed mixed-use residential and commercial community will modify the current appearance of the site from mostly vacant and vegetated conditions along the south, west, and north perimeters and paved commercial drives to a medium density residential neighborhood. This modification may result in alteration of the views from some portions or vantages of neighboring residential and commercial areas.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
The project, including residential structures, are being developed in accordance with all applicable site and building standards. No additional measures to reduce or control aesthetic impacts of this residential community other than compliance with any applicable City development standards are expected to be necessary.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Neighborhood lighting and vehicle headlights may produce some level of light or glare during non-daylight hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
The potential light or glare resulting from the proposed residential and mixed-use buildings and associated private driveways would not be a safety hazard or interfere with views. It would be typical of similar and surrounding residential neighborhoods and commercial properties, and levels will be in accordance with any applicable City standards.
- c. What existing off-site sources of light or glare may affect your proposal?
Ambient lighting from adjacent residential units and street lights could potentially affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:

No additional special measures to reduce or control light and glare impacts are proposed nor are they expected to be necessary. Site lighting will be designed and constructed in accordance with City code and development standards.

12. Recreation

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

The Big Gulch Park and Trail system is located approximately 0.4 miles south of the site. The Japanese Gulch Conseration Area is located less than 1 mile north and east of the site. The Lighthouse Park, Mukilteo Boat Launch, and the Washington State ferry terminal are located approximately 2 miles north of the site.

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

The project would not displace any existing recreational uses.

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

Yard areas will be landscaped and a single, private community park will located in the southwest region of the site adjacent to the enhanced wetland buffer. No other special measures are proposed or expected to be necessary to reduce or control impacts on recreation or recreation opportunities.

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.

None of the existing structures on the site are listed in 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 or observed landmarks, features, or other evidence of Native American or historic use or occupation 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.

An Archeological Survey Report was completed in October 2021 to assess the potential for impacts to cultural and historic resources on or near the site. Additionally, the Washington State Department of Archaeological and Historical Preservation (DAHP) online research tool was used to identify if there were any Historic Property Inventories (HPI) identified on or near the site. No records/findings appeared on or in the near vicinity of the site according to this assessment resource. The City's typical SEPA process includes consultation with outside agencies, including potentially affected Native American tribes, to assess possible impacts to or existence of cultural and historic resources. No additional assessment efforts are proposed or expected to be necessary for this project.

- 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.

The site contractor will follow an inadvertent discovery plan throughout construction. No other specific measures to avoid, minimize, or compensate for loss, changes to, and/or disturbance or resources are expected to be necessary.

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.

Mukiteo Speedway (SR525) and 88th St SW are the two public roads that border the project site along the east and south boundaries respectively. Private roads and/or drive aisles will provide access to the individual residential townhome buildings. A loop road system onsite will connect alley-type shared private drive aisles to each townhome building. Commercial approaches will connect Mukiteo Speedway and 88th Street SW to the onsite private drives and pedestrian facilities. One large drive aisle with parking and separated one-lane roads, will be provided on the east side of the project to access to the four mixed-use buildings.

- 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?

Yes. There are no transit stops along the frontage of the site, but there are two nearby Community Transit stops. Stop 1457 at SR525 and 84th Street SW is approximately 0.06 miles north of the site and Stop 1458 at SR525 and 88th Street is less than 100 feet from southeast corner of the site. These two stops connect Community Transit routes 107, 113, 417, and 880.

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

Each individual townhome unit will include a 2-car garage for a total of 240 private, off-street parking spaces. The site plan includes a minimum additional 38 parking stalls distributed along the edges of several of the private drives that will be shared for residential guests and commercial users. There is currently no designated parking spaces on the project site, but the existing residence and its driveways could accommodate an estimated 4 to 6 standard vehicles. These existing "spaces" would be removed and replaced with the project.

- 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 frontages of both SR525 and 88th Street SW will be widened with full half-street improvements in accordance with City standards. This will include pavement widening along with continuous curb, gutter, sidewalk, and landscape improvements.

- e. 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 within 1 to 2 miles of Paine Field and the Mukilteo ferry terminal respectively. Residents or commercial occupants may use these relatively close air and water transportation resources.

- 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 120 residential dwelling units for the project will result in an estimated 860 new average daily vehicular trips. Of these daily trips, there would be an estimated 54 new trips during the AM peak hour period and 65 new peak PM trips. These estimates are based on the ITE Land Use Code 220, multifamily housing (low rise) for the new units and Land Use Code 220, single-family detached housing for existing single-family units to be removed. The 9,600 square feet of commercial uses are estimated to generate in 362 average daily trips of which approximately 9 of these occur in the AM peak-hour and 37 of them occur in the PM peak-hour based on a Land Use Code 820, Shopping Center. All estimated trip numbers are based on the values reported by the project traffic engineer Gibson Traffic Consultants, Inc. (July 2020). The peak hours for these occurrences are 7 to 9 am and 4 to 6 pm respectively. An estimated 5 percent (2.5 vehicular trips) of the commercial peak-hour trips would be commercial or non-passenger vehicles.

A project-specific Traffic Impact Analysis (TIA) was prepared by the project traffic consultant, Gibson Traffic Consultants (July 2020) and a copy of that report/analysis accompanies this checklist. Traffic counts were collected at target intersections that were identified by the City in direct coordination with project traffic engineer.

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

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

The proposal includes frontage improvements and the construction of onsite public roads in general accordance with City Public Works standards to facilitate safe vehicular and pedestrian travel for the new residences. Additionally, the project will make payment of traffic impact mitigation fees for 80 new single-family lots as required by the City municipal code.

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 project will increase population within existing fire, police, health care and school service areas with the addition of 120 new residential units.

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

No special measures to reduce or control direct impacts on public services are necessary. The project will pay public services mitigation fees (e.g., school, park, traffic, etc.) as applicable and as required and provided by current City municipal code.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

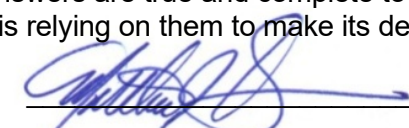
c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The project is located within the Mukilteo Water and Wastewater District (MWSD) service area. A 12-inch ductile iron water main is located along the east right-of-way of SR525. Water is expected to be provided to the project by extending a new 8-inch water main loop from this existing 12-inch main in SR525 to an existing main in 88th St SW.

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: **Matthew J. Hough, PE**

Position and Agency/Organization: **Agent for Applicant**

Date Submitted: **January 30, 2022**