

RECEIVED

By Sarah Kress at 12:15 pm, Apr 28, 2020



CITY OF MUKILTEO

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: **Losvar Condominiums – Exterior Renovation** [\[help\]](#)
2. Name of applicant: **Jessica Malerk, J2 Building Consultants** [\[help\]](#)
3. Address and phone number of applicant and contact person: **8425 44th ave w. Mukilteo, WA 98275; (425)242-4144; Jessica Malerk** [\[help\]](#)
4. Date checklist prepared: **04/24/2020** [\[help\]](#)
5. Agency requesting checklist: **Mukilteo Planning/Building Departments** [\[help\]](#)
6. Proposed timing or schedule (including phasing, if applicable): **After building permit is issued. Proposed 33 week construction timeline.** [\[help\]](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#) **Fire alarm system will be installed in the building.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **No site work will be performed to the property.** [\[help\]](#)
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? **No.** If yes, explain. [\[help\]](#)
10. List any government approvals or permits that will be needed for your proposal, if known. **Shorline Substantial Development Permit, Land Use, Right of Way .** [\[help\]](#)
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.)

Losvar Condominiums will be receiving safety and decorative design upgrades to the building facade to increase curb appeal and property values. The building is composed of brick masonry units (BMU) with a flat roof system, decorative CMU has been installed at the parking garage. The building is located between the Lighthouse Park and the current Ferry Terminal off of Front Street in Mukilteo, WA.

Losvar Condominiums will be receiving decorative and safety design upgrades to the building facade to increase curb appeal and property values. The building is composed of brick masonry units (BMU) with a flat roof system, decorative CMU has been installed at the parking garage. The building is located between the Lighthouse Park and the current Ferry Terminal off of Front Street in Mukilteo, WA.

This is an exterior renovation project to the existing building to include, exterior painting, new code compliant guardrails, and decorative metal trim elements to the windows and at the roofline at the front and sides of the building. The roofline trim will contain and reinforce for earthquake damage mitigation. Design upgrades are consistent with the City of Mukilteo Design Standards as follows:

- The trim at the roofline will be installed at the east, south and west elevations of the buildings. The trim has been designed to contain loose bricks that could come loose during an earthquake.
- Projection accents at windows and roof to promote human scale and visual interest 17.25A.040.B.2, 17.25A.040.B.2.ii, IBC 2015 3201.3.3
 - These elements will break up long flat, unadorned walls 17.25A.040.B.4.b.ii,
 - Provide areas to accent with color on the building still complying with the maximum 3 color palette 17.25a.040.B.7.b.iv
- New wood look cladding at parking garage CMU. 17.25A.040.B.6.b.iv.B
- Removing chain link site fencing and installing new site fencing at front utilities, pool and boat storage for better security and aesthetics. 17.25A.040.A.4.b.ii,
- New glass railings will be incorporated into the existing pool wall to promote views.
- Adding and illuminating the new building address numbers to help with way finding. The numbers will be lit so that it is clear and comply with illumination standards and wall sign standards.

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. **610 Front St. Mukilteo, WA 98275 Section 33, township 29 north, range 4 east. Legal description is located on Survey Plan.** [\[help\]](#)

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)? **Approx 1% until shoreline** [\[help\]](#)

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. **No site work will be performed in the scope of work.** [\[help\]](#)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No site work will be performed in the scope of work.** [\[help\]](#)

- 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. **Pool area will be excavated at perimeter wall to install necessary reinforcement for new pool wall.** [\[help\]](#)
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) **No, everything will be done at the interior of the existing retaining wall.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **No other site work will be performed in the scope of work.** [\[help\]](#)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **No site work will be performed in the scope of work** [\[help\]](#)

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. **No hazardous emissions will be emitted.** [\[help\]](#)
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **There are no off site sources that will affect the project.** [\[help\]](#)
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **No hazardous emissions will be emitted.** [\[help\]](#)

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. **Possession Sound (salt-water)** [\[help\]](#)
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? **YES. The building is located along the ordinary high water mark. See survey plan.** If yes, please describe and attach available plans. [\[help\]](#)
- 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. **N/A, no fill or dredge work** [\[help\]](#)

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No, there is no site work within the scope of work.** [\[help\]](#)

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

- 6) Does the proposal involve any discharges of waste materials to surface waters?**No.** If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

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 water pulled for these purposes.** [\[help\]](#)

- 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. **There is no sewage work in the scope of work.** [\[help\]](#)

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. **The scope of work will not change the current runoff.** [\[help\]](#)

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Licensed contractors will be employed on site who will provide proper disposal of all materials.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? **No site work is involved in the scope of work.** If so, describe. [\[help\]](#)

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **No site work is involved in the scope of work.** [\[help\]](#)

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? **No vegetation will be removed.** [\[help\]](#)

c. List threatened and endangered species known to be on or near the site. **No site work will be performed in the scope of work** [\[help\]](#)

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **No new landscaping plants will be added.** [\[help\]](#)

e. List all noxious weeds and invasive species known to be on or near the site. **No landscaping is in the scope of work.** [\[help\]](#)

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 _____
Seagulls, sea birds,

- b. List any threatened and endangered species known to be on or near the site. **The site and building will not be changed in a way to affect marine life.** [\[help\]](#)
- c. Is the site part of a migration route? If so, explain. **The site and building will not be changed in a way that will affect migration.** [\[help\]](#)
- d. Proposed measures to preserve or enhance wildlife, if any: **The site and building will not be changed in a way to affect wildlife.** [\[help\]](#)
- e. List any invasive animal species known to be on or near the site. **The site and building will not be changed in a way to affect wildlife.** [\[help\]](#)

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. [\[help\]](#) **No additional electrical or gas will be brought to the site.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#) **No, the building will not be altered in a way to affect use of solar energy on 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: [\[help\]](#) **LED light fixtures.**

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. [\[help\]](#) **No there will not be any work that will impact health.**
- 1) Describe any known or possible contamination at the site from present or past uses. **The building was built prior to 1978, lead paint may have been used on the building. AHERA testing will be performed prior to the start of construction.** [\[help\]](#)
 - 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. [\[help\]](#) **No site work will be performed that will impact underground hazards. The building was built prior to 1978, lead paint may have been used on the building. AHERA testing will be performed prior to the start of construction.**
 - 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. [\[help\]](#) **None.**
 - 4) Describe special emergency services that might be required. [\[help\]](#) **N/A**
 - 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#) **No hazardous products will be used on the project in the scope of work.**
- b. Noise [\[help\]](#)
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) **There is currently no existing noise that will impact 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. [\[help\]](#) **Construction – 8am to 5pm weekdays.**
 - 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) **Work will be performed M-F 8am-5pm.**

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. **Residential condominium surrounded by Ferry Terminal, Lighthouse park and business to the south. Proposed work will not affect land use for adjacent properties.** [\[help\]](#)

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No** [\[help\]](#)
- 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** [\[help\]](#)
- c. Describe any structures on the site. **Condominium complex, 4 stories, 3 residential levels and parking garage at ground level.** [\[help\]](#)
- d. Will any structures be demolished? If so, what? **No** [\[help\]](#)
- e. What is the current zoning classification of the site? **Downtown Business Zone** [\[help\]](#)
- f. What is the current comprehensive plan designation of the site? **Commercial**
- g. If applicable, what is the current shoreline master program designation of the site? **Unsure.** [\[help\]](#)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) **No.**
- i. Approximately how many people would reside or work in the completed project? **10-15 Workers, none would reside on property.** [\[help\]](#)
- j. Approximately how many people would the completed project displace? **0** [\[help\]](#)
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A** [\[help\]](#)
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Design complies with Downtown Business district guidelines for building and planning.** [\[help\]](#)

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#) **No site work will be performed in the scope of work.**

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **No new units will be added.** [\[help\]](#)

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **No units would be eliminated.** [\[help\]](#)

c. Proposed measures to reduce or control housing impacts, if any: **Scope of work does not impact unit quantities within the building.** [\[help\]](#)

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? **Paint on existing brick masonry units and architectural panels at the windows on the south elevation and at the roofline to help reinforce brick parapet wall in the event of an earthquake.** [\[help\]](#)

b. What views in the immediate vicinity would be altered or obstructed? **The building will not be altered in a way to obstruct views.** [\[help\]](#)

b. Proposed measures to reduce or control aesthetic impacts, if any: **The intent of the project is to increase the aesthetics on the building which will all follow the downtown business district guidelines.** [\[help\]](#)

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

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **New spot light to be installed at SE corner to illuminate new building address numbers which will help with wayfinding.** [\[help\]](#)

b. Could light or glare from the finished project be a safety hazard or interfere with views? **No, the fixtures directed at building and there will be no direct bulb glare.** [\[help\]](#)

c. What existing off-site sources of light or glare may affect your proposal? **No off site sources will affect the project.** [\[help\]](#)

d. Proposed measures to reduce or control light and glare impacts, if any: **The fixture will arm mounted and shine back towards face of building illuminating address numbers.** [\[help\]](#)

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

a. What designated and informal recreational opportunities are in the immediate vicinity? **Lighthouse park is located southwest of the property.** [\[help\]](#)

b. Would the proposed project displace any existing recreational uses? If so, describe. **No** [\[help\]](#)

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **No work performed on the building will impact recreation.** [\[help\]](#)

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. **Yes, Mukilteo Light House is adjacent to the property.** [\[help\]](#)

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. **Unknown. No site work is being performed that will impact the site.** [\[help\]](#)

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. [\[help\]](#) **Site disturbance is not in the scope of work.**

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. **No site work is being performed on the site.** [\[help\]](#)

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. **See Site Plan. No site work will be performed that will impact the existing street and sidewalk system.** [\[help\]](#)

- 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? **There is a bus stop across the street, approx. 200 ft from building entrance.** [\[help\]](#)

- c. How many additional parking spaces would the completed project or non-project proposal have? **0** How many would the project or proposal eliminate? **0** [\[help\]](#)

- 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 site work is being performed that will impact transportation.**

- e. Describe the existing condition of the proposed access road, including width of easement, width of pavement or roadway, curbs, gutters, and/or sidewalks. **Street with paid parking in front of building, sidewalk between parking and building.**

- f. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) **No.**

- 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? [\[help\]](#) **No change.**

- 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: [\[help\]](#) **No transportation will be affected.**

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. [\[help\]](#)
No. Building size remains the same, no dwelling units are being removed or added.

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

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. [\[help\]](#) **No utilities will be added to the site.**

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 ___Jessica Malerk_____

Position and Agency/Organization _____J2 Building Consultants_____

Date Submitted: ___04/27/2020_____

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.