



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

1. Name of proposed project, if applicable:
Zhang Family LLC Short Plat
2. Name of applicant: Fred Baxter & Associates, Architecture.
Zhang Family LLC
3. Address and phone number of applicant and contact person:
Andrew S. Lofstedt., 5205 S 2nd Ave., Suite A, Everett, WA. 98203, (425) 252-1884
4. Date checklist prepared:
November 22, 2019
5. Agency requesting checklist:
City of Mukilteo
6. Proposed timing or schedule (including phasing, if applicable):
Preliminary Approval: Winter 2019
Construction: Spring 2020
Final Approval/Recording: Fall 2020
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Construction of required improvements per conditions of preliminary approval.
Construction of 3 (three) single-family residences.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Geotechnical Analysis by Nelson Geotechnical dated June 16, 2016 and as amended or supplemented in a letter dated February 8, 2017.
SEPA Checklist dated November 22, 2019.
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.
No.
10. List any government approvals or permits that will be needed for your proposal, if known.
City of Mukilteo: Land Use Permit, Building Permit, Engineering Permit for clearing and grading, right-of-way work and stormwater management. Preliminary and final short plat approval. SEPA threshold determination.
Mukilteo Water and Waste Water District: Developer Extension Agreement for extension of sewer main and installation of new water services.
Burlington Northern permit to discharge storm drainage in their R.O.W.
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.)

3-Lot Short Plat along with the demolition of an existing vacant single family residence and construction of a new 2 story single family residence with 10,156 s.f. of living space and a 1,502 s.f. 4 car garage. A new driveway will be constructed with access to the existing private road on the east side of the property that will be upgraded to current City Standards. This project will require extension of the sewer main in 53rd Avenue West to allow connection of the new residence and to allow service to the two future short plat lots. New water services will also be provided for the new residence and future lots. The new residence will have an NFPA 13D fire sprinkler installed due to access limitations as prescribed by the Mukilteo fire department.

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.

Project Address: 7908 53rd Avenue West, Mukilteo 98275

Located in the SW Quarter, Section 9, Township 28N, Range 4E

Legal Description: See site plan attached to application

Vicinity Map, Topographic Survey and Site Plan: Attached to application

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

Relatively flat upper developable area with steep slopes to the west and east.

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

75-115% per Geotech.

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.

Vashon Till (dense silty sand with gravel)

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

Not significant on this property – see Geotech report.

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.

General site grading for new residence, driveway, and private road.

1,150 c.y. cut and 71 c.y. fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Development will be in accordance with recommendations of Geotech and provisions to minimize erosion during construction are specified on the Civil drawings.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
10%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Comply with Geotech report recommendations, the 2015 DOE Stormwater Management Manual, and BMP's as specified on Civil drawings.

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.
Dust from construction activities.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
N/A.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None.

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.
Puget Sound to the west of the western steep slope of the site.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.
 - 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.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No.

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

No.

b. Ground Water:

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

No.

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

N/A

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.

Storm water will be collected from roofs (20,257 s.f.) and impervious paving areas (12,252 s.f.) and discharged at the bottom of the western slope to Puget Sound via the Burlington Northern R.O.W., except that a "base flow" will be directed to the east basin per Civil drawings.

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

No.

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

Existing flows are to the west and east. After considerable study and research, it has been decided to direct all site runoff to the west to the BNSF ROW, except that a "base flow" will be directed to the east basin. This is in compliance with recommendations in MR#4, "Preservation of Natural Drainage Systems and Outfalls", but requires applying a Direct Discharge Exemption from MR#7, "Flow Control". Refer to Drainage Report prepared by Site Design Services.

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

The civil engineering drawings specify measures in accordance with DOE manual that will control impacts.

4. Plants

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

- _X_ deciduous tree: alder, maple, aspen, other
- _X_ evergreen tree: fir, cedar, pine, other
- _X_ shrubs
- _X_ 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?

The flat, developable area of the site will be cleared of most existing vegetation except significant trees as identified on the Site Plan and Landscape Plan. The Landscape Plan specifies revegetation measures. Vegetation on the steep slope areas will not be disturbed.

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

Not known.

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

The landscape plan specifies revegetation of the development area including native and ornamental plantings.

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

Not known.

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: Local species

mammals: deer, bear, elk, beaver, other: rabbits

fish: bass, salmon, trout, herring, shellfish, other_____

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

Not known.

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

Not known.

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

None.

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

Not known.

6. Energy and Natural Resources

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

Natural gas for heating and cooking and electricity for power, lighting, and AC.

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

No.

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

Comply with the Washington State Energy Code.

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.

N/A.

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

N/A.

- 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.

N/A.

- 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.

N/A.

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

N/A.

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

None.

- b. Noise

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

Noise from railroad at bottom of western slope.

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.

That typical of construction activity.

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

Adhere to construction hours prescribed by the City.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is single family residential (vacant) as are the adjacent properties to the north and south. The proposed use of the site is single family residential. The site is zoned for SFR.

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?

N/A.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

There is an existing 2,000 s.f. single story residence and 1,000 s.f. garage building existing on the site.

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

Both will be demolished.

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

RD 12.5

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

Medium Density Residential.

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

N/A.

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

The site is considered a geologically sensitive area due to the steep slopes on site.

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

6-8

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

None. The existing residence is vacant.

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

None.

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

The design is for a single family home consistent with the zoning. The 170,261 lot is large enough to support 13 dwelling units based on density, and with density transfer to the developable lots, 4 homes could be located on this property. This project and the short plat will only include 3 single family dwellings on the property.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: NA.

N/A.

9. Housing

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

1 high end custom residence and 2 middle-income residences.

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

One middle-income SFR.

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

None.

10. Aesthetics

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

29.23 feet

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

Some homes to the south may have some alteration of their view through the site.

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

The home design is a high end home utilizing attractive building materials and designed to moderate the size and scale of the building through the use of varied roof lines modulation of exterior envelope.

11. Light and Glare

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

That typical of a single family residence, such as exterior landscape lighting.

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

No.

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

None.

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

Locate and direct exterior lighting away from neighboring homes to avoid glare.

12. Recreation

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

Puget Sound, Future of Flight Museum, Mukilteo Parks, secondary roads for walking and biking.

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

No.

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

None.

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 located on or near the site? If so, specifically describe.

None in the immediate vicinity.

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.

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.

None.

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.

None.

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.

The site is accessed from 53rd Avenue West to the south and is shown on the site plan.

- 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?

Transit is available on Mukilteo Speedway within a few blocks.

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

For the future SFR on Parcel A, 4 enclosed in the garage, 4 in the driveway outside each garage bay, and 4 additional in a grass paved area on the opposite side of the driveway.

For the future SFR on Parcels B and C, 2 enclosed in the garage, 2 in the driveway outside each garage bay.

- 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 existing private road is being upgraded to current standards.

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

The private road is designed to meet the City's standards for a private road serving up to 6 lots.

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

The Burlington Norther ROW. Is directly to the west at the bottom of the western slope and Paine Field is within 1 mile to the east of the property.

- 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?

Approximately 28.56 daily trips.

- 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.

No.

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

Traffic mitigation per Mukilteo 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.

Yes. An increase in public services will be required for 3 additional single-family residences.

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

Mitigation payments per Mukilteo Municipal Code and taxes.

16. **Utilities**

a. Circle utilities currently available at the site:

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.

New sewer, water, gas, electrical power, and cable services.

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 _____

FRED BAYNE FOR ANDREW WOSTEPT

Position and Agency/Organization _____

ARCHITECT FOR LAND USE PLANNING

Date Submitted: _____

11.22.19