Attachment 5 - City SEPA MDNS Issuance Copy

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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:
   Creekside West
2. Name of applicant:
   Wilcox Group, LLC
3. Address and phone number of applicant and contact person:
   Applicant: 19018 92nd AVE W, Edmonds, WA 98020

Contact: Cher Anderson c/o Village Life, 19020 33rd AVE W, #450, Lynnwood, WA 98036, (425) 778-4111 ext. 105 or email Cher@village-life.net

4. Date checklist prepared:
   Revised 2/14/2018 (originally prepared 09/13/2017)

5. Agency requesting checklist:
   City of Mill Creek

6. Proposed timing or schedule (including phasing, if applicable):
   Site construction is propsed to begin as soon as all necessary permits have been obtained. Full build out will occur within two (2) years of the project being complete.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   Environmental Checklist, Targeted drainage plans and report, and Traffic Impact Analysis.

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.
    Preliminary approval, SEPA determination, drainage plan approval, water and sewer plan and construction approval, clearing and grading permit, right-of-way permits, permits, utility permits and construction, final project approval, and building permits.

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 proposal is to construction 10 fee simple townhouse units on approximately 1.26 acres.

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.

    13407 35th AVE SE, Mill Creek, 98012. East side of 35th AVE SE just south of the 132nd ST SE intersection. NW ¼ of Section 33, Township 28 N, Range 5 E, W.M.

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)?
0-10%

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.

Per the NRCS website the soils are classified as Mukilteo Muck

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

Not to applicant's knowledge

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.

Drives, stormwater detention/retention, and building sites would be cleared, graded and compacted as necessary to achieve proper grade transition, drainage and structural stability. A balance between cut and fill would be sought, thereby reducing the need to import or export material. Approximately 5,000 +/- cubic yards of earth will be moved for access, lot/unit and drainage facility construction (3,500 cy cut and 1,500 cy fill). If needed, imported and/or exported fills will be moved from/to permitted sites. For additional information see the attached drainage plans and report for the project.

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

During construction, the probability of increased erosion would be present. Following construction, the probability would decrease when drainage is controlled and cleared areas are revegetated.

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

Upon completion approximately 27% of the site will be covered with impervious surfaces. Please see the drainage plans and report for additional information.

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

Temporary measures to control erosion could include: sedimentation ponds, filter fences and diversion swales. Permanent measures could include: landscaping, piping and armoring of outfall areas. The storm water detention and treatment facilities will be designed in accordance with Washington State Department of Ecology and Mill Creek Design Standards. A storm water Pollution Prevention Plan will be prepared and submitted for approval which will specify the methods of storm water control, temporary and permanent water quality treatment methods, and any monitoring which might be required during construction. In addition to standard Best Management Practices (BMP's) used in the course of development, this project may also use

electrical processes and/or chemical additives to flocculate sediment from storm water in the event that County and State water quality standards are not met using BMP's

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.

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of access and driveways. After construction the principal source of pollution would be exhaust from vehicular traffic. The increase in automobiles associated with the development would contribute CO, NO and SO^2 emissions to the ambient air. Fireplaces installed in homes would contribute smoke to the ambient air as well

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

Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal. The effect of these emissions would be negligible due to regulation by the Washington State Department of Licensing.

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

Should construction activities by undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions are regulated by the Washington State Department of Licensing.

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.

Yes, Penny Creek lies east of the eastern boundary of the property along with its associated buffer; an associated wetland lies further east of Penny Creek. This creek and wetland lie within Tract 994 of the final plat of Creekside Place (AFN: 201311085003).

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.

Work will take place adjacent to the protected wetland/stream buffer that lies east of the project boundary; there will be no work in the actual buffers or critical areas themselves. Please see the Drainage Plans as prepared by Omega Engineering for clearing limits and project construction protection measures.

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.

None.

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.

Post development storm water runoff containing some pollutants (primarily oil and debris washed from driveways), along with water soluable yard care products, may be collected by the storm drainage system. The storm water treatment system will mitigate the discharge of any waste materials from the site.

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.

Any alteration to the direction or rate of flow of ground water due to grading operations should be on site only as a result of site grading. Release of ground water onto adjoining properties should not vary from the present condition.

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.

Proposed lots will use the sanitary sewer system, therefore there would be no major sources of waste material which could 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.

Through the construction of access, residences and driveways, the existing runoff pattern would be locally modified. Runoff from the proposal would be generated by access, building roofs and driveways. This water will be collected and directed to storm retention/detention facility. See the attached drainage plans and report.

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

Refer to surface water response (#6) and ground water response (#2).

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

No.

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

City approved temporary erosion control measures will be installed during construction. After construction, storm water runoff will be collected and directed to a retention/detention facilities containing water quality features. See the attached conceptual storm drainage plans, drainage report and downstream analysis which is to be incorporated by reference into this SEPA checklist.

4. Plants

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

____deciduous tree: alder, maple, aspen, other
____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?

Existing vegetation will be removed as necessary for access, utility construction, and home sites.

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

None known or observed on site.

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

As much native vegetation as practical would be retained during construction. Cleared and graded areas would be revegetated with native grasses as practical and mitigated for as required by code. The 50 foot roadway buffer along 35th Avenue SE (Tract 993) will be landscaped per the DRB approved landscape plan of Creekside Place.

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

Unknown

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: **small mammals**
fish: bass, salmon, trout, herring, shellfish, **other** coho in Penny Creek according to the WDFW resource information

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

None known or observed on site.

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

Not to our knowledge.

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

Retention of existing vegetation as is compatible with grading, utility and home construction will preserve wildlife habitat.

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

Unknown

6. Energy and natural resources

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

Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting and other miscellaneous household purposes. Wood burning and passive solar gain would be secondary sources of heat.

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:

The inclusion of energy conservation measures would be per the applicable codes and the choice of individual homeowners.

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.

None known to our knowledge.

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

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.
Unknown

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.
Not applicable

4) Describe special emergency services that might be required.
No special emergency services will be required by the proposed project.

5) Proposed measures to reduce or control environmental health hazards, if any:
To meet all fire and building code provisions for fire and life safety.

b. **Noise**

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

Noise from traffic on surrounding roadways could have a minimal impact on 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 levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

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

Use of proper construction equipment exhaust muffling devices and limitation of construction to normal waking hours would minimize construction related noise impacts. Standard soundproofing materials would be used in the construction of residences to reduce ambient noise levels in the completed homes.

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 subject site is vacant. The adjacent properties are used for residential to the west and east and commercial uses (Thomas Lake Center across the street to the northwest and Pacific Topsoils Soil and Bark Nursery to the south). North of the site is the City's detention. The proposal will not affect the current land uses.

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

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.

None

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

No

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

MDR (Medium Density Residential)

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

MDR (Medium Density Residential)

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

Not applicable

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No

i. Approximately how many people would reside or work in the completed project?
Upon completion, approximately 30 people would reside in the development (2.86 per residence x 10 residences).

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None proposed.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
This project will follow the provisions of the zoning code to ensure compliance and compatibility.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
This project will follow the provisions of the zoning code to ensure compliance and compatibility.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
10 new residences of moderate to middle-income homes will be developed on the property.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

c. Proposed measures to reduce or control housing impacts, if any:
None proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest height of any structure would be per the building and zoning code. Exterior building materials are expected to be of wood or manufactured siding and roofing.

b. What views in the immediate vicinity would be altered or obstructed?
None known

c. Proposed measures to reduce or control aesthetic impacts, if any:
The observance of building setbacks and zoing code.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The proposal would produce light from automobile headlights and home lighting, primarily at night.

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

Not to our knowledge. Night lighting could actually promote safety.

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

Surrounding residences and traffic.

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

None proposed.

12. Recreation

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

The nearest designated City parks are "North Pointe Park" approximately ¼ mile to the south and "Buffalo Park approximately ½ mile to the east.

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:

Payment of park impact mitigation fees as required by the City.

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 known.

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.

Data assessed via the DAHP website (Department of Archeology & Historic Preservation) and their available mapping system on-line

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.

Construction would be temporarily halted should evidence of historic, archeological, or cultural importance be discovered. Applicable agencies would then be contacted.

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 property is accessed from 35th AVE SE.

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, public transit is available along the 35th AVE SE & 132nd ST SE corridors.

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

Parking would be accommodated in residents' garages. All homes have two-car garages; therefore 20 off-street parking spaces will be provided. No parking would be eliminated. Additionally, 6 guest parking stalls will be provided.

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).

No new roads or improvements will be needed with this proposal.

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

This proposal will not generate any significant use of water, rail, or air transportation.

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 proposal would generate approximately 58 new average daily trips; please refer to the Traffic Study for this project for additional information.

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

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

Payment of applicable City of Mill Creek impact fees as applicable.

The proposed project will generate 5 PM peak-hour trips which are subject to impact fees.

15. Public services

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

The proposal could place additional demands on public services; but generally these services are already in place to handle these increased demands.

The proposed project will add ten new residential units which are subject to impact fees to the Fire District.

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

Residents would become part of the tax base/user group that supports these services. As provided for in City Codes, applicable impact mitigation fees will be paid for impacts, if any, to roads, schools, parks, and Fire District. In addition, the Everett School District is requiring the installation of a 10' x 15' bus pad along the site frontage on 35th Avenue SE.

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.

See preliminary map for list of utilities and purveyors. All public utilities will be located within the access corridors.

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 Cher Anderson

Position and Agency/Organization Authorized Representative – Village Life

Date Submitted: 09/13/2017

Revised Date: 2/14/2018