

# 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** [\[HELP\]](#)

1. Name of proposed project, if applicable:  
Harbors Edge
2. Name of applicant:  
Sage Homes NW, Contact: Albert Torrico
3. Address and phone number of applicant and contact person:  
9505 – 19<sup>th</sup> Ave SE, Suite 118  
Everett, WA 98208  
425.221.1342  
[al@sagehomesnw.com](mailto:al@sagehomesnw.com)
4. Date checklist prepared:  
December 13, 2021
5. Agency requesting checklist:  
City of Everett
6. Proposed timing or schedule (including phasing, if applicable):  
Begin construction May 2022, complete units July 2024
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
None known.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
  - Geotechnical Engineering Evaluation, Nelson Geotechnical Associates, Inc., March 2003
  - Geotechnical Update, Earth Solutions NW, LLC, December 2021
  - Critical Areas Study/Wetland Delineation Report, Wetland Resources, December 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.  
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.  
The following City of Everett Permits will be required:
  - Demolition Permit
  - Grading Permit for Plat Construction, to Include, site work, drainage, wet and dry utilities
  - Preliminary and Final Plat Approval
  - Land Use Approval
  - Building permits for detention vaults, any Structural retaining walls, and all proposed buildings
  - Fence Approval
  - Washington Department of Ecology NPDES Coverage
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.)

Development of a 25 unit lot subdivision on W. Mukilteo Blvd. on an approximately 1.45 acre site. Five building structures with townhomes (single-family attached) are proposed, comprising one - four-plex, three - five-plexes, and one - six-plex. Building heights are proposed to be three floors. There will be one access point off of W. Mukilteo Blvd. The proposal also includes all associated utilities, landscaping, frontage improvements, and storm/open space proposed on the NW portion of the subject site.

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.

The project is located at 3618 W. Mukilteo Blvd, on Parcel Nos. 004336-000-045-00, 004336-000-046-00, 004336-000-047-00, 004336-000-048-02, in the City of Everett, Snohomish County, Washington.

## **B. Environmental Elements**

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

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)?

About 72 percent at the southern most edge of the site.

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

Per the Geotechnical Evaluation prepared by Nelson Geotechnical Associates, “*The different soil types included: silty fine to medium sand with fine gravel, silt, silty fine to medium sand, silty fine sand, silty fine sand with occasional gravel pockets, silt with fine sand, silt with fine to medium sand, silty fine to coarse sand with fine gravel, silty fine sand/sandy silt, fine sand, medium to coarse sand, silty fine to coarse sand with gravel, and medium to coarse sand with gravel and cobbles. We have interpreted these materials as glacial drift and recessional outwash.*”

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

The City of Everett maps a “*Very High/Severe*” landslide hazard area in the north western portion of the site.

The Geotechnical Evaluation states, “*The site surface soils were classified using the SCS classification system as Alderwood gravelly sandy loam (15 to 25 percent slopes). The soils we encountered in our explorations are consistent with the Alderwood gravelly sandy loam soils. We consider the erosion hazard of the native soils to be moderate if disturbed.*”

No unstable soils were observed.

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

Fill materials will be mineral structural fill (2,532 cubic yards) for earthwork needed to get the site to subgrade, and road surfacing materials for roads and driveways. The purpose of the fill is to build the site to the desired grades. Cut materials (8,853 cubic yards) will be the existing materials on site as shown on the geotechnical report filed with this application and will be taken to approved dump site.

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

Erosion is possible where soils are excavated and stock piled during construction. The project will prepare an temporary erosion and sediment control plan (TESC) to be approved by the city of Everett to control erosion.

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

The completed project will produce about 1.08 acres of impervious surface.

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

Erosion control measures such as silt fencing will be implemented as shown on the site development grading plans, the TESC plans as prepared by the site development engineer, as required by the City of Everett development standards.

### **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.

Dust and emissions from construction equipment and vehicles during construction. Upon completion, emissions would result from residential traffic and possibly fireplace smoke.

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

No.

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

Construction equipment will be kept in good working order and water trucks will be used to control fugitive dust during construction.

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

- a. Surface Water: [\[help\]](#)

- 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.

One onsite isolated Category IV wetland has been mapped at the southwest edge 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.

The onsite wetland will be directly impacted by the proposed development.

- 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.

About 50 cubic yards of fill will be placed in the onsite Category IV wetland for the proposed townhouses and roadways.

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

- 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.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source of runoff will be stormwater. Stormwater will flow into a conveyance system of catch basins and pipes to an infiltration vault/system, where most of it will infiltrate into the ground, as is the existing condition. There will be a release/overflow from this system into the drainage system in W Mukilteo Blvd. This system flows to the adjacent ravine to the west where it then flows north into Puget Sound. Stormwater will receive enhanced water quality treatment before reaching the infiltration system.

- 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.  
No.

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

Drainage patterns will be infiltration as currently exist. There will be a better functioning system to capture, treat and infiltrate the site stormwater than what currently exists. This system will greatly reduce runoff quantities from the site, as no treatment or controls currently exist.

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

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

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: soft rush

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

All onsite vegetation within the 1.45 acre site, trees, shrubs and grass, will be removed.

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

None known.

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

A landscape plan, using extensive plantings of native trees, shrubs and groundcovers, will be provided for review and approval.

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

None known.

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

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

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.

None known.

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

Yes. The Puget Sound area is located within the Pacific Flyway Migration Route.

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

None. Impacts to wildlife are not anticipated.

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

None known.

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

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

Electrical energy would be the primary source of energy for heating, lighting and powering appliances. Natural gas may also be used.

- 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:

Energy conservation features would be included in this proposal as required by City code.

## 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.

Construction equipment fuel and other petroleum products will be utilized on site, there will be no storage of fuel, all fuel will be within an approved and licensed fuel truck for refueling construction equipment.

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

None known.

- 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.

None known.

- 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.

Construction equipment fuel and other petroleum products will be utilized on site, there will be no storage of fuel, all fuel will be within an approved and licensed fuel truck for refueling construction equipment.

- 4) Describe special emergency services that might be required.  
The need for special emergency services is not anticipated.
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
Care will be taken while fueling equipment.

**b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
None.
- 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.  
Short term construction noises would occur during normal work hours per city of Everett code.  
Post construction noises would include residential traffic and other typical residential noises.
- 3) Proposed measures to reduce or control noise impacts, if any:  
None. Significant noise impacts are not anticipated.

**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.  
The surrounding properties are residential and commercial. Edgewater Park is located to the southwest of the site. The proposal will not affect current land uses in the area.
- 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?  
Unknown.
  - 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.  
The site contains one residential structure and one commercial building, a retaining wall and small rockery.
- d. Will any structures be demolished? If so, what?  
The existing residential and commercial structures will be demolished.
- e. What is the current zoning classification of the site?  
NB – neighborhood business
- f. What is the current comprehensive plan designation of the site?  
Commercial Mixed Use
- g. If applicable, what is the current shoreline master program designation of the site?  
Does not apply.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
The City of Everett has designated a portion of the site to the northwest as a landslide hazard area.
- i. Approximately how many people would reside or work in the completed project?  
The proposed development would provide 25 residential units that could provide housing for about 65 people. The commercial structures proposed would provide employment (number of employees unknown).
- j. Approximately how many people would the completed project displace?  
None. The residential structures and commercial structure to be demolished are vacant.
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
None. Displacements are not anticipated.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
The proposed development is compatible with the comprehensive plan designation.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
Does not apply. Impacts to agricultural and forest lands are not anticipated.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
Twenty-five middle income multi-family units would be provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
None. The two residences and commercial structure to be demolished are currently vacant.
- c. Proposed measures to reduce or control housing impacts, if any:  
None. Impacts to housing are not anticipated. The proposal would be a benefit to housing needs.

## 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?  
The height of the proposed units will not exceed heights as allowed by City of Everett Code.
- b. What views in the immediate vicinity would be altered or obstructed?  
The proposed development could alter views in the vicinity due to the proposed building heights.
- b. Proposed measures to reduce or control aesthetic impacts, if any:  
The proposed development will adhere to the City of Everett zoning codes for building height, materials, landscaping and frontage improvements.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
The proposal would produce typical residential and commercial lighting, as well as vehicle lighting at night.
- 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:  
None. Impacts from light and glare are not anticipated.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Edgewater Park is located to the southwest of the site. Edgewater Beach Park is located on the Puget Sound to the southwest.
- 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. Impacts to recreation are not anticipated.

## **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? 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.  
The Department of Archaeological and Historic Preservation WISARRD website was consulted and showed no structures or landmarks of historic importance.
- 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. Impacts to resources are not anticipated.

## **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.  
The site is located on W. Mukilteo Blvd, which is a main throughfare that can be accessed from the Mukilteo Speedway (SR525) to the west.
- 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?  
The site is served by Everett Transit which can be accessed along various stops on W. Mukilteo Blvd.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
Each unit will have a two car garage, some units with parking space in the driveways. Four extra parking stalls will be provided for visitor parking.

- 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 proposal will require construct frontage improvements to Mukilteo Blvd, new access roadways, pedestrian and bicycle facilities.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
No.
- 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?  
Per the traffic analysis prepared by Kimley-Horn, the proposed development would generate an increase of eight PM peak-hour vehicular trips per day.
- 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:  
The project proponent will pay the traffic impact mitigation fees as required by the City of Everett.

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

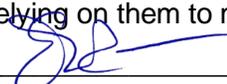
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.  
An increased need for public services is not anticipated.
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
The required City development and public service fees and taxes would reduce and control any impacts on public services.

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

- 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.  
Water and sewer will be provided by The City of Everett, Power by PUD, comm by comcast, natural gas by PSE.

**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 Eilean Davis

Position and Agency/Organization Senior Planner, PACE Engineers

Date Submitted: 12/22/2021