

**CITY OF MILL CREEK
ENVIRONMENTAL CHECKLIST
PRELIMINARY PLAT/PRD OF HARMS ESTATE**

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.

A. BACKGROUND

1. Name of proposed project, if applicable:
Harms Estate
2. Name of applicant:
Harbour Homes, LLC
3. Address and phone number of applicant and contact person:

Applicant:

Jamie Waltier
1441 North 34th St, Suite 200
Seattle WA 8103
206.315.8130

Contact Person:

Jonathan S. Murray, P.E.
D.R. STRONG Consulting Engineers Inc.
620 7th Ave NE
Kirkland, WA 98033
425 827-3063

4. Date checklist prepared:
January 28th, 2015
5. Agency requesting checklist:
City of Mill Creek
6. Proposed timing or schedule (including phasing, if applicable):
Construction will start upon the receipt of all required building and construction permits. This is estimated to occur in 2016.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this Proposal? If yes, explain.
Construct 28 single-family residences.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this Proposal.
Wetland Report: Soundview Consultants
Geotechnical Report: Earth Solutions NW
Traffic Impact Analysis: Gibson Traffic Consultants
Storm Drainage Report and Offsite Analysis: D.R. STRONG Consulting Engineers Inc.

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.
Snohomish County road improvements along Seattle Hill Road will result in the dedication of ROW along the project's southern border.

10. List any government approvals or permits that will be needed for your Proposal, if known.
SEPA Determination
Preliminary Subdivision Approval
Grading Permit
Final Subdivision Approval
Building Permit
Other Customary Construction Related Permits
General Construction Stormwater Permit

City of Mill Creek
Department of Ecology

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.)
Subdivide a 7.13 acre site into 28 parcels along with 4 tracts for storm drainage, road buffer and wetland buffer. Plat construction will include clearing and

grading, plat road construction, installation of storm drainage conveyance and detention and installation of other utilities. Construction of 28 detached single family residences will follow. Access to the subdivision will be from 149th Place SE. No access is proposed from Seattle Hill Road.

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 in the NW ¼ of Section 04, Township 27 N, Range 05 E, W.M. The address is 3601 Seattle Hill Road, Mill Creek, WA 98012. Tax Parcel Numbers are.: 27050400201600 and 27050400201602**

B. ENVIRONMENTAL ELEMENTS

1. EARTH
- a. General description of the site (circle one). Flat, rolling, steep slopes, mountainous other.
- In general, the majority of the property has slopes that range between 2 to 8%. Generally, the land slopes from the northwest corner of the site to the east.**
- b. What is the steepest slope on the site (approximate percent slope)?
- The eastern half of the Site has slopes up to 16%.**

- 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 prime farmland.

The soils on the Site are mapped in the Soil Survey of King County, Washington, prepared by the U.S. Department of Agriculture, Soil Conservation Service and has classified the Site as Alderwood Gravelly Sandy Loam, 0 to 8% slopes. Additionally, see attached Geo-technical Report by Earth Solutions NW dated 01/15/2015

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

None to our knowledge.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The purpose of the site grading will be to construct the subdivision roads, utilities and homes. The grading is intended to be balanced on Site, however, there is a possibility of importing select fill material from approved suppliers as well as exporting unwanted soils.

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

There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction; however, the Project will comply with

all applicable erosion control measures, short term and long term.

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

Approximately 45% of the Site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: hay bales, siltation fences, temporary siltation ponds, controlled surface grading, stabilized construction entrance, and other measures which may be used in accordance with requirements of the City of Mill Creek.

2. AIR

- a. What types of emissions to the air would result from the Proposal (i.e., dust, automobile odors and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Short-term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. Long-term impacts will result from increased vehicle traffic.

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

Off-site sources of emissions or odors are those that are typical of

residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any. **The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the site and maintaining gravel construction entrances. In addition, dirt-driving surfaces will be watered during extended dry periods to control dust.**

3. WATER

- a. Surface.

- i. 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, there is a seasonal wetland on the Site as well as year round wetlands offsite to the northeast of the Site. The offsite wetlands to the northeast (Wetlands "B" and "C") drain northerly toward Thomas Lake and Penny Creek. The on-site Wetland "A" drains to Tambark Creek.

See Wetlands Report by Soundview Consultants and the Storm Drainage Report for more information.

- ii. 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.
Yes, work is proposed within 100 feet of the on-site wetland. Work is proposed within 200 feet of the off-site wetlands. See attached preliminary layout for work within 200 feet of the on-site and off-site wetlands.
- iii. 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
- iv. Will the Proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No, there will be no surface water withdrawals or diversions.
- v. Does the Proposal lie within a 100-year floodplain? If so, note location on the site plan.
Not to our knowledge.
- vi. 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, a public sanitary sewer system will be installed to serve the residential units. There will be no discharge of waste materials to surface waters.

b. Ground Water

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn. Public water mains will be installed to serve the development. No water will be discharged to the groundwater.

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

No waste material is proposed to be discharged into the ground.

The Site will be served by public sanitary sewers and a public water system.

c. Water Runoff (including storm water).

- i. 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.

See attached Stormwater Drainage Report with Offsite Analysis.

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

The proposed stormwater system will be designed to minimize or eliminate entry of waste materials or pollutants to ground water resources and/or surface waters. Oils, grease, and other pollutants from the addition of paved areas could potentially enter the groundwater or downstream surface water runoff.

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

Runoff from the developed site will be discharged at the natural locations. The project proposes to combine basins and discharge at the natural discharge point for the southern basin. Flow to the offsite wetlands will be maintained at predeveloped levels by dispersing lots into the buffer. See Stormwater Drainage Report.

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

A City approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water

runoff. Temporary and permanent drainage facilities will be used to control quality and quantity of surface runoff during construction and after development.

4. PLANTS

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

- deciduous tree: **alder**, **maple**, aspen, vine maple, black cottonwood other:
- evergreen tree: **fir**, cedar, spruce, **pine**, other:
- shrubs
- grass (lawn)
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, other:
- water plants: water lily, eelgrass, milfoil, other:
- other types of vegetation (Deer fern, **blackberry**, **holly**, **scotch broom**)

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

Vegetation within the development area will be removed at the time of development. Landscaping will be installed in accordance with the provisions of the City of Mill Creek.

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

None known or documented within the project area.

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

If necessary, replacement trees will be planted to mitigate for significant trees removed.

5. ANIMALS

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

birds: hawk, heron, eagle,
songbirds, other: **crows**

mammals: **deer**, bear, elk, beaver,
small rodents, **raccoon**,
other:

fish: bass, salmon, trout,
herring, shellfish other:
None to our knowledge.

- b. List any threatened or endangered species known to be on or near the site.
None to our knowledge.

- c. Is the site part of a migration route? If so, explain.
Western King County as well as the rest of Western Washington, is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

- d. Proposed measures to preserve or enhance wildlife, if any.
None proposed.

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/or natural gas will serve as the primary energy source for residential heating and cooking within the development. Any wood

stoves incorporated into the new residential units will comply with all local and State regulations.

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 required measures of the Washington State Energy Code and the Uniform Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.

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.

There are no known on-site environmental health hazards known to exist today and none will be generated as a direct result of this proposal.

i. Describe special emergency services that might be required.
No special emergency services will be required.

- ii. Proposed measures to reduce or control environmental health hazards, if any.

Special measures are not anticipated.

b. Noise

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

The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.

- ii. 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 impacts will result from the use of construction equipment during site development and residential construction. Construction will occur during the daylight hours, and in compliance with all noise ordinances.

Construction noise is generated by heavy equipment, hand tools and the transporting of construction materials and equipment.

Long-term impacts will be those associated with the increased use of the property by homeowners.

- iii. Proposed measures to reduce or control noise impacts, if any.
Construction will be performed during normal daylight hours. Construction equipment will be equipped with noise mufflers.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?
There are two single-family homes on the Site with associated driveways and landscaping. There are areas of pasture and the rest of the Site appears undisturbed, as it is primary forested area. The current use of adjacent properties is listed as follows
North: Single Family Residential
South: Single Family Residential
Southwest: Church/Grange
East: Single Family Residential
West: Single Family Residential
- b. Has the site been used for agriculture? If so, describe.
Not to our knowledge.
- c. Describe any structures on the site.
There are two single-family homes with detached garages, out buildings and associated paved driveways and dirt roads on the Site.
- d. Will any structures be demolished? If so, what?
Yes, all existing structures will be demolished
- e. What is the current zoning classification of the site?
Low Density Residential – four dwelling units per acre.

- f. What is the current comprehensive plan designation of the site?
Low 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 an "environmentally sensitive" area? If so, specify.
Yes, Wetland "A".
- i. Approximately how many people would reside or work in the completed project?
Approximately 65 individuals will reside in the completed residential development (28 units x 2.3 persons per household 64.4 individuals).
- j. Approximately how many people would the completed project displace?
The existing residence that is to be demolished is not occupied, so no individuals will be displaced.
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None at this time.
- 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 prescribed land use codes and designations for this site. Per the City Zoning Map and Land Use Plan, the development is consistent with the density requirements and land use of this property.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The completed project will provide 28 detached single-family residential homes. Homes will be priced with a market orientation to the middle to high-income level homebuyer.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Two middle-income homes will be eliminated.
- 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?
The maximum building height will conform to City of Mill Creek Standards.
- b. What view in the immediate vicinity would be altered or obstructed?
Views in the vicinity are not likely to be enhanced, extended or obstructed by development of this project.
- c. Proposed measures to reduce or control aesthetic impacts, if any?
The project will install a 50 foot vegetated buffer along Seattle Hill Road and will retain forested areas within the two wetland buffer NGPA Tracts. Plat landscaping will be installed at the completion of building and paving construction. A

Homeowners Association will maintain the landscaping and common elements.

11. LIGHT AND GLARE

- a. What type of light or glare will the Proposal produce? What time of day would it mainly occur?
Light and glare will be produced from building lighting. Light will also be produced from vehicles using the site. The light and glare will occur primarily in the evening and before dawn.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare from the project will not cause hazards or interfere with views.

- c. What existing off-site sources of light or glare may affect your Proposal?
The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.

- d. Proposed measures to reduce or control light and glare impacts, if any.
Street lighting will be installed in a manner that directs the light downward. The proposed perimeter landscaping will create a partial visual buffer between the proposed units and the surrounding neighborhood areas.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Cougar Park (Approximately 0.1 miles northwest from the Site).
Mill Creek Elementary School (Approximately 0.1 miles northwest from the Site).
Pine Meadow Park (Approximately 0.6 miles south of the Site).
Heron Park (Approximately 0.8 miles south of the Site).
- 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.
Park mitigation fees will be paid to the City of Mill Creek.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None found in Washington State Department of Archaeology & Historic Preservation database. Site was surveyed for historic registry in 2013 and was determined to be not eligible.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None.

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

There are no known impacts. If an archeological site is found during the course of construction, the State Historic Preservation Officer will be notified.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Access to the proposed project will be from 149th Place SE.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The nearest public transit stop is approximately 0.2 miles south of the Site at the intersection of Seattle Hill Road and 35th Ave SE.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
The completed project will have garage and driveway parking spaces. Each home will have a minimum of two-parking spaces per lot. The project will eliminate those associated with the existing residences that are to be demolished.
- d. Will the Proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
The public road 149th Place SE will be extended to a cul-de-sac to serve the development.
- e. Will the project 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?

If known, indicate when peak volumes would occur.

267 average daily weekday trips;

28 AM Peak Hour trips;

28 PM Peak Hour trips;

Peak hours will generally be 7 AM – 9 AM and 4 PM – 6 PM.

Source: Traffic Impact Analysis prepared by Gibson Traffic Consultants.

- g. Proposed measures to reduce or control transportation impacts, if any.
None required

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size. School age children generated by this development will attend schools in Everett School District #2.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through the City's traffic and school mitigation programs, if required.

16. UTILITIES

~~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.

Electricity: Snohomish County PUD
Natural Gas: Puget Sound Energy
Water: Silver Lake Water and Sewer District
Sewer: Silver Lake Water and Sewer District
Telephone: Frontier

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____



Jonathan S. Murray, P.E.

DATE SUBMITTED: _____, 2015.

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