

RCW 197-11-960 Environmental Checklist

ENVIRONMENTAL CHECKLIST***Purpose of Checklist:***

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring the preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the question from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations.

Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 to provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
MILL CREEK INDUSTRIAL
2. Name of applicant:
SPONTANEOUS INC.
3. Address and phone number of applicant and contact person:
P.O. BOX 908, RAVENSDALE, WA. 98051
4. Date checklist prepared:
10/08/2024
5. Agency requesting checklist:
CITY OF MILL CREEK, WA
6. Proposed timing or schedule (including phasing, if applicable):
CONSTRUCTION TO BEGIN SUMMER 2025, PENDING PERMITTING PROCESS.
ENTITLEMENT: Q4 2024 - Q1 2025
CONSTRUCTION PERMITTING: Q1 - Q2 2025
CONSTRUCTION: Q# 2025 - Q# 2026
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
NO, SITE WILL BE FULLY BUILT OUT IN ONE PHASE.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - 17200 MILL CREEK LLC, WETLAND DELINEATION REPORT BY FACET, 7/23/24 (WETLAND AND STREAM DELINEATION REPORT).
 - CRITICAL AREAS REPORT FOR MILL CREEK WAREHOUSE FACILITY, BY FACET, DATE
 - ARBORIST REPORT FOR MILL CREEK WAREHOUSE FACILITY, BY FACET, DATE
 - MILL CREEK WAREHOUSE FACILITY MITIGATION PLAN, BY FACET, DATE (CONTAINS EXISTING CONDITIONS, IMPACT ASSESSMENT, MITIGATION PLAN, AND TREE PROTECTION AND RETENTION PLAN).
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 ANTICIPATED.
10. List any government approvals or permits that will be needed for your proposal, if known.
NONE ANTICIPATED.

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- 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.)

THIS LAND USE/BINDING SITE PLAN APPLICATION PROPOSES THE CONSTRUCTION OF AN APPROXIMATELY 36,500 SQUARE FOOT INDUSTRIAL BUILDING CONSISTING OF WAREHOUSE SPACE ON THE GROUND FLOOR AND OFFICE SPACES ON THE SECOND FLOOR.

- 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 applications related to this checklist.

THE PROJECT IS PROPOSED TO BE LOCATED AT 17200 BOTHELL EVERETT HWY. THE SUBJECT PROPERTY IS CURRENTLY VACANT AND UN-DEVELOPED, BOUNDED BY VACANT LANDS ALONG THE NORTH, SOUTH, AND TO THE WEST, THE MAJORITY OF THAT IS WETLANDS AS DELINEATED. THE PROPOSED BUILDING PAD WOULD BE SITED ALONG THE PLATEAU-LIKE EASTERN PORTION OF THE SITE, WHICH IS ROUGHLY AT GRADE WITH THE HIGHWAY AND THE OVERALL BUILDING FOOTPRINT WILL BE ROUGHLY 18,250 SF (9% OF TOTAL SITE COVERAGE). THIS FACILITY WILL PROVIDE THE REQUIRED PARKING AREAS, UTILITY INFRASTRUCTURE, LANDSCAPING, STORMWATER FACILITIES, AND FRONTAGE IMPROVEMENTS ON THE 4.56-ACRE PARCEL LOCATED ALONG THE WEST SIDE OF BOTHELL-EVERETT HWY. JUST NORTH OF 173RD ST SE.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other...
SITE IS GENERALLY FLAT ON THE UPPER BENCH AND THEN HAS STEEP SLOPES DOWN TO THE WETLAND AREA WHERE IT IS AGAIN FAIRLY FLAT.
- b. What is the steepest slope on the site (approximate percent slope)?
THE STEEPEST SLOPE ON THE SITE IS APPROXIMATELY 59 PERCENT.
- 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.
UNCONTROLLED FILLS CONSISTED OF A MIXTURE OF SILT, CLAY, MUCK, SAND, GRAVEL, & COBBLE, & CONSTRUCTION DEBRIS SUCH AS LARGE ASPHALT & CONCRETE PIECES, METALS, TIRES, AND OTHERS. GROUNDWATER WAS ENCOUNTERED AT APPROX. 10 TO 12 FEET BELOW THE GRADES.

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- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
NO SURFACE INDICATIONS OF INSTABILITY WERE NOTICED IN THE VISIBLE AREAS OF THE GROUND WITHIN THE PROPERTY. HOWEVER, THE EXISTING UNCONTROLLED FILLS ENCOUNTERED IN THE EXPLORATION AREAS ARE CONSIDERED TO BE UNSTABLE IN NATURE BECAUSE OF THE COMBINATION OF THE GEOLOGICAL FACTORS SUCH AS THE FILLS' LOOSE STATE, PRESENCE OF GROUNDWATER, SEVERE CAVE-IN OF THE FILLS OBSERVED DURING THE EXPLORATIONS, AND DOWNHILL STEEP SLOPES BELOW AND AROUND THE PERIMETER OF THE LEVEL PLATEAU AREA OF THE PROPERTY.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
THERE WILL BE SOME GRADING AND MOSTLY FILLING TO LEVEL THE SITE FOR AN INDUSTRIAL BUILDING AND PARKING AREA.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
EROSION COULD OCCUR DURING CLEARING AND CONSTRUCTION, BUT WITH PROPERLY APPLIED EROSION CONTROL BMP'S THIS WOULD BE DIMINISHED SIGNIFICANTLY. EROSION SHOULD NOT OCCUR DURING USE AS THERE WILL BE A LANDSCAPE PLAN AND WETLAND MITIGATION PLAN IN PLACE TO PROPERLY STABILIZE ALL THE EXPOSED SOILS DURING CONSTRUCTION.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
APPROXIMATELY 18 PERCENT OF THE SITE
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
EROSION WILL BE MITIGATED WITH THE PROPER BMP'S CALLED OUT IN A CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN

2. Air

- a. What types of emissions to the air would result from this proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
EXHAUST FROM VEHICLES AND EQUIPMENT WILL BE PRODUCED DURING CONSTRUCTION. DUST AND OTHER AIRBORNE EMISSIONS MAY OCCUR DURING GRADING AND OTHER CONSTRUCTION ACTIVITIES. UPON PROJECT COMPLETION EXHAUST FROM TYPICAL TRAFFIC ACCESSING THE FACILITY WILL BE PRODUCED. MINIMAL EXHAUST AND EMISSIONS FROM BUILDING HEATING AND VENTILATION EQUIPMENT WILL BE PRODUCED.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
NONE TO OUR KNOWLEDGE.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
 CONTRACTOR(S) SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR FUEL OPERATED EQUIPMENT TO MITIGATE EMISSIONS AND SHALL IMPLEMENT DUST SUPPRESSION MEASURES AS NEEDED TO MITIGATE AIRBORNE PARTICULATES DURING CONSTRUCTION.

3. Water

a. Surface:

- 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.
 THE NORTH CREEK PARK WETLAND (WETLAND A) EXTENDS THROUGHOUT SLOPED AREAS OF THE PROPERTY DOWNGRADIENT OF THE TERRACE. A SMALL STREAM (STREAM A) FLOWS THROUGH THE NORTHERN PORTION OF THE PROPERTY THAT FLOWS INTO THE WETLAND. TWO STREAMS, NICKEL CREEK AND NORTH CREEK, BOTH FLOW THROUGH THE NORTH CREEK PARK WETLAND, OFF-SITE AND DOWNGRADIENT. SURFACE WATERS IN THIS AREA FLOW SOUTH TO THE SAMMAMISH RIVER.
- 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.
 CONSTRUCTION IS PROPOSED WITHIN 200 FEET OF WETLAND A AND STREAM A, IN ACCORDANCE WITH THE REGULATORY BUFFER AND BUFFER MODIFICATION ALLOWANCES IN THE MILL CREEK CODE. NO DIRECT IMPACTS TO CRITICAL AREAS ARE PROPOSED. SEE MILL CREEK WAREHOUSE FACILITY MITIGATION PLAN, BY FACET, DATE FOR ADDITIONAL INFORMATION.
- 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 the fill material.
 NONE PROPOSED.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
 NONE PROPOSED.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
 PROJECT NOT WITHIN 100-YEAR FLOODPLAIN.
- 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.
 NONE PROPOSED.

b. Ground:

- 1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
 NO, GROUNDWATER WILL NOT BE WITHDRAWN, AND STORMWATER WILL

NOT BE DISCHARGED TO GROUNDWATER AS THE SITE IS ENTIRELY FILL MATERIAL.

- 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 animals or humans the system(s) are expected to serve.

THE SITE WILL BE ON THE ALDERWOOD SEWER DISTRICT SEWER SYSTEM AND NOTHING BUT DOMESTIC SEWAGE WILL BE DISCHARGED FROM THE SITE.

c. Water runoff (including storm water):

- 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 ONLY SOURCE OF RUNOFF WILL BE FROM RAINWATER. THE STORMWATER WILL BE COLLECTED DIRECTLY FROM THE ROOFS AND DISCHARGED TO THE VAULT. STORMWATER FROM PARKING LOT AND SIDEWALKS WILL BE COLLECTED VIA A COLLECTION SYSTEM MADE UP OF CATCHBASINS, PIPES, AND A DETENTION/ WATER QUALITY VAULT.

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

NO, WASTEWATER WILL BE COLLECTED IN A GASKETED PIPE SYSTEM AND DISCHARGED TO THE SEWER SYSTEM..

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: ALL PIPE SYSTEMS WILL GAVE GASKETED FITTINGS AND ALL CATCHBASIN APPARATUSES WILL BE GROUTED AND SEALED.

4. Plants

- a. Check or circle 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
- wet soil plants: cattail, buttercup, bulrush, 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 PROJECT IS LOCATED IN A DISTURBED TERRACE CREATED OF FILL MATERIAL THAT IS PRIMARILY VEGETATED WITH RUDERAL PLANTS

INCLUDING NONNATIVE GRASSES, FORBS, AND HIMALAYAN BLACKBERRY. THIS AREA DOES INCLUDE SOME NATIVE SHRUBS AND TREES INCLUDING BLACK COTTONWOODS AND RED ALDERS WHICH WILL REQUIRE REMOVAL (SEE ARBORIST REPORT). THE EXTENSION OF A SEWER LINE TO THE SOUTH WILL ALSO REQUIRE TEMPORARY DISTURBANCE IN AREAS WHICH CONTAIN TREES AND LAWNS. THE PROJECT CRITICAL AREAS REPORT CONTAINS DETAILED INFORMATION ABOUT THE AMOUNT AND TYPE OF VEGETATION REMOVAL WITHIN CRITICAL AREA BUFFERS.

- c. List threatened or endangered species known to be on or near the site.
NONE ARE KNOWN TO OCCUR ON THE PROPERTY.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

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: _____
 mammals: **deer**, bear, elk, beaver, other: _____
 fish: bass, **salmon, trout**, herring, shellfish, other: _____

STREAMS WEST OF THE SITE IN NORTH CREEK PARK ARE DOCUMENTED TO CONTAIN SALMONIDS

- b. List any threatened or endangered species known to be on or near the site.
NONE ARE KNOWN TO OCCUR ON THE PROPERTY, OFF-SITE STREAMS IN NORTH CREEK PARK ARE DOCUMENTED TO CONTAIN LISTED SALMONIDS.
- c. Is the site part of a migration route? If so, explain.
THE PROPERTY IS CONTIGUOUS WITH A LARGE WETLAND AND STREAM CORRIDOR THAT CAN BE USED BY WILDLIFE AND FISH FOR MIGRATION AND MOVEMENTS, ALTHOUGH THE PROJECT OCCURS ONLY IN PREVIOUSLY DISTURBED AREAS OF THE PROPERTY WHICH CONTAIN MINIMAL HABITAT VALUE FOR WILDLIFE AND THEIR MOVEMENTS.
- d. Proposed measures to preserve or enhance wildlife, if any:
WETLAND BUFFER ENHANCEMENT IS PROPOSED TO IMPROVE WILDLIFE HABITAT IN ADDITION TO OTHER WETLAND FUNCTIONS. NO IMPACTS ARE PROPOSED IN AREAS OF THE PROPERTY WHICH CONTAIN NATIVE PLANT ASSEMBLAGES.

6. Energy and Natural Resources

- a. What kinds of energy (electrical, 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.

THE PROPOSED FACILITY WILL UTILIZE ELECTRICITY FOR HEATING AND COOLING, LIGHTING, TYPICAL OPERATIONAL NEEDS, AND MECHANICAL VENTILATION.

- 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 PROPOSED PROJECT WILL BE DESIGNED TO MEET THE CURRENT WASHINGTON STATE ENERGY CODE AND INHERENT ENERGY CONSERVATION MEASURES INCORPORATED THEREIN.

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.

DIESEL, GASOLINE, PROPANE, AND BATTERY POWERED VEHICLES WILL BE UTILIZED DURING CONSTRUCTION. WELDING GASES INCIDENTAL TO WELDING MAY BE PRESENT DURING CONSTRUCTION. SOLVENTS, CLEANERS, ADHESIVES, AND OTHER COMPOUNDS TYPICAL TO CONSTRUCTION WILL BE USED.

- 1) Describe any emergency services that might be required.
TYPICAL POLICE, FIRE, AND/OR MEDICAL EMERGENCY SERVICES IN THE EVENT OF ACCIDENT, MEDICAL EMERGENCY, FIRE, OR OTHER EMERGENCY EVENT.
- 2) Propose measures to reduce or control environmental health hazards, if any:
ALL APPLICABLE FIRE AND BUILDING CODE PROVISIONS AND OSHA REQUIREMENTS FOR FIRE AND LIFE SAFETY WILL BE OBSERVED AND BEST MANAGEMENT PRACTICES IMPLEMENTED.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
VEHICULAR NOISE IS PRESENT FROM BOTHELL-EVERETT HIGHWAY ABUTTING THE SITE TO THE EAST. NO ADVERSE IMPACTS ARE ANTICIPATED FROM ADJACENT RIGHTS-OF-WAY OR EXISTING ADJACENT USES.
- 2) What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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SHORT-TERM: SOURCES OF NOISE WILL BE CONSTRUCTION ACTIVITY AND CONSTRUCTION RELATED TRAFFIC. CONSTRUCTION WILL BE LIMITED TO CITY-APPROVED CONSTRUCTION HOURS.

LONG-TERM: INCREASED VEHICULAR TRAFFIC TO THE PRESENTLY VACANT SITE IS ANTICIPATED.

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

SHORT-TERM: CONSTRUCTION ACTIVITY AND RELATED TRAFFIC WILL BE LIMITED TO CITY-APPROVED DAYS HOURS. VEHICLES AND HEAVY EQUIPMENT WILL USE PROPERLY MAINTAINED EXHAUST SYSTEMS, AND ENGINES WILL BE TURNED OFF WHEN NOT IN USE.

LONG TERM: NONE NECESSARY.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
THE SUBJECT PROPERTY IS CURRENTLY VACANT AND UN-DEVELOPED, BOUNDED BY VACANT LANDS ALONG THE NORTH, SOUTH, AND TO THE WEST, THE MAJORITY OF THAT IS WETLANDS AS DELINEATED.
- b. Has the site been used for agriculture? If so, describe.
NOT TO OUR KNOWLEDGE
- c. Describe any structures on the site.
NO.
- d. Will any structures be demolished? If so, what?
NO.
- e. What is the current zoning classification of the site?
BP – BUSINESS AND INDUSTRIAL PARK.
- f. What is the current comprehensive plan designation of the site?
NONE.
- g. If applicable, what is the current shoreline master program designation of the site?
NOT APPLICABLE, PROJECT IS NOT WITHIN SHORELINE JURISDICTION.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
THE PROPERTY CONTAINS WETLANDS AND A STREAM AS DESCRIBED IN THE PROJECT DELINEATION REPORT AND CRITICAL AREAS REPORT.
- i. Approximately how many people would reside or work in the completed project?
17 PERSONS ON SITE
- j. Approximately how many people would the completed project displace?

NONE, SITE IS CURRENTLY VACANT.

- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
THE PROPOSED DEVELOPMENT WILL BE CONSISTENT WITH THE APPLICABLE CITY OF MILL CREEK ZONING CODE AND LAND USE REGULATIONS AND APPROVALS.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
NONE
- 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:
N/A

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?
45' HEIGHT AT ENTRY FEATURE, AND METAL PANEL SIDING AND CMU BASE FOR THE BUILDING SKIN.
- b. What views in the immediate vicinity would be altered or obstructed?
NONE
- c. Proposed measures to reduce or control aesthetic impacts, if any:
METAL PANEL COLORS TO BE COMPLIMENTARY TO SURROUNDING LANDSCAPE, WITH CMU AS THE TEXTURED EARTHY BASE

11. Light and Glare

- a. What kind of light or glare will the proposal produce? What time of day would it mainly occur?
AS THE BUILDING IS SETBACK FROM THE PROPERTY LINE ALONG THE NORTH, WEST, AND SOUTH, ANY IMPACTS FROM LIGHT/GLARE WOULD BE MINIMAL. THE MAIN SOURCE OF GLARE WOULD BE IN THE MORNING ALONG THE EAST FACADE.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NO, AND AS PROVIDED ABOVE, THE BUILDING SETBACK DISTANCES HELPS TO MITIGATE.
- c. What existing off-site sources of light or glare may affect your proposal?
NONE PERCEIVED AT THIS TME.
- d. Proposed measures to reduce or control light and glare impacts, if any:
WE WOULD SPECIFY ANTI-REFLECTIVE COATING FOR THE GLAZING AROUND THE BUILDING. CODE-CONFORMING, CUT-OFF TYPE EXTERIOR LIGHT FIXTURES AND/OR CUT-OFF SHIELDS WILL BE EMPLOYED ON EXTERIOR LIGHT FIXTURES TO CONTROL LIGHT SPILL OFF-SITE. ALL FIXTURES WILL COMPLY W/ GOVERNING REQUIREMENTS.

12. Recreation

- a. What designated and informal recreation opportunities are in the immediate vicinity?
Non-APPLICABLE.
- 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 recreational opportunities to be provided by the project or applicant, if any:
NO.

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 CURRENTLY IDENTIFIED.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site?
NONE CURRENTLY IDENTIFIED.
- c. Proposed measures to reduce or control impacts, if any:
NONE CURRENTLY PROPOSED.

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.
SITE ABUTS THE WEST SIDE OF BOTHELL-EVERETT HWY
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

THERE IS A PUGET SOUND TRANSIT STOP TO THE NORTH OF THE SITE

- c. How many parking spaces would the completed project have? How many would the project eliminate?
40 SPACES REQUIRED, 42 PROVIDED. NO EXISTING BEING ELIMINATED.
- 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).
NO, ONLY ONE DRIVEWAY PROPOSED.
- 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.
228.39 ADTs; 30.75 AM PEAK-HOURS, 29.49 PM PEAK-HOUR (AS NOTED IN OUR PCID/TIA)
- g. Proposed measures to reduce or control transportation impacts, if any:
NONE PROPOSED.

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, POLICE RESPONSE AND/OR FIRE/EMERGENCY RESPONSE SERVICES IN THE CASE OF AN EMERGENCY EVENT WOULD BE NECESSARY, BUT NOTHING MORE THAN THE CURRENT LEVEL OF SERVICE TO SIMILAR DEVELOPMENTS IN THE AREA/REGION.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
THE PROJECT PROPOSES TO DEVELOP, CONSTRUCT, AND OPERATE A CODE-COMPLIANT, SAFE AND ACCESS-CONTROLLED SITE AND SECURE STRUCTURE. THE WAREHOUSE/OFFICE FACILITY WILL BE WELL LIT AND INCORPORATE SECURITY MONITORING AND ON-SITE (DURING NORMAL BUSINESS HOURS) MANAGEMENT.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
MOST ALL DRY UTILITIES ARE AVAILABLE TO THE SITE FROM BOTHELL-EVERETT HIGHWAY. SEWER IS PLANNED TO BE EXTENDED TO SERVE THE SITE AS PART OF THE PROJECT.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and

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the general construction activities on the site or in the immediate vicinity which might be needed.

WATER AND SEWER WILL BE PROVIDED BY ALDERWOOD WATER AND SEWER DISTRICT. SEWER WILL NEED TO BE EXTENDED TO THE SITE FROM APPROXIMATELY 800 FT TO THE SOUTH. POWER AND GAS WILL BE FROM SNOHOMISH COUNTY PUD, TV, WILL BE FROM COMCAST OR STREAMING SERVICE, FIBER OPTICS AND TELEPHONE WILL BE FROM CENTURY LINK.

C. SIGNATURE

I declare and affirm under penalty of perjury that the statements made herein are true and correct to the best of my knowledge, information and belief. I understand that the lead agency is relying on them to make its decision.

Signature: David Huang
(Jackson Main Architecture) 

Date Submitted: 10/08/2024

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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