

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 non-project proposals:

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

For non-project 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:

The working name of the proposal: Bedrossian Property Comprehensive Plan Amendment

- 2. Name of applicant:

The name of applicant is Steven Bedrossian, current owner of the proposed proposal's property.

3. Address and phone number of applicant and contact person:

The mailing address and phone number for the applicant:

Steven Bedrossian
133 171 Pl. S.E.
Bothell WA 98012
425-501-3153

Additional Contact Person (architect for proposed project):

John Shoesmith
Shoesmith Cox Architects, PLLC
1928 43rd Ave. E, Suite A
Seattle WA 98112
206-453-4053

4. Date checklist prepared:

This checklist was prepared on 9/26/2022

5. Agency requesting checklist:

The Agency requesting this checklist is City of Mill Creek, Washington, Planning and Development

6. Proposed timing or schedule (including phasing, if applicable):

If the comprehensive plan adjustment request is successful, it is hoped to complete the project in fall 2024.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

We do not have any plans for future additions, expansion or further activity related to the or connected with this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

We are not aware of any reports or information that has been prepared, or will be prepared, directly related to this proposal.

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.

We are not aware of applications which are pending governmental approvals other proposals directly affecting the property covered by this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

The only permits that are required for this proposal that we are aware of are City related land use and building permits issued by the City of Mill Creek.

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 proposal is to change the comprehensive plan designation of the subject 0.36 acre property from Low Density Residential (LDR) to Community Business (CB).

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 location of this proposal is:
13529 Bothell-Everett Highway
Mill Creek, WA 98012

The legal description of this proposal is:

SEC 21 TWP 28 RGE 05 RT-8A-1-) BEG INT N LN N1/2 SW1/4 NE1/4 LY ELY OF PAC HWY & ELY LN PAC HWY TH E ALG N LN 135FT TH S 82FT TH W 165FT M/L TO ELY LN PAC HWY TH NELY ALG ELY LN PAC HWY TPB & TGW THPTN DAF BEG AT NE COR OF SW1/4 NE1/4 TH S89*50 29W ALG N LN SD SUB DIST OF 374.91FT TAP WH IS 135FT ELY OF ELY MGN OF EVE-BOTHELL HWY (SR 527) TH S00*09 31E DIST 82FT TH S89*50 29W DIST 26.43FT TPB OFTR HEREIN DESC TH CONT S89*50 29W DIST 141.63FT TH S49*26 47E DIST 68.30FT TH S80*02 07E DIST 18FT TH N85*05 14e DIST 39.65FT TH N36*08 28E DIST 55.13FT TPB LESS RD R/W TO STATE OF WA PER WD REC AFN200012050388.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other...

The proposed property's land is flat.

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

The steepest slope on the site is approximately 25% (in the northeast corner of the property).

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EVALUATION FOR
AGENCY USE ONLY

- 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 found on-site were observed to be silty sands with gravel, typical with the makeup of glacial till, which is mapped in the area.

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

There are no observed surface indications of unstable soils. Based on a review of publicly available map databases, there are no nearby known critical areas that could relate to historical disturbances of the site soils.

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

Given the minimal slopes involved on the site overall and the compact building footprint that would be allowed given setback restraints, our goal is to have a balanced site (no cut exported or fill imported).

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

Yes, it is possible that erosion could occur as a result of clearing and construction. However, this would be minimized by utilizing Best Management Practices (BMPs) such as silt fence, inlet protection, and a stabilized construction entrance. Erosion is not expected to occur as a result of the permanent use of the site.

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

We would anticipate 56-60% of the site to be covered with impervious surfaces after project construction (if the requested comprehensive plan modification is approved).

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

Temporary measures such as silt fence, inlet protection, and a stabilized construction entrance would be used to minimize erosion and sedimentation during construction. Permanent surfacing such as buildings, pavement and grass will be used to minimize erosion after construction is completed.

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.

No emissions to the air would result from the proposal to adjust the comprehensive plan. However, if approved, during demolition of the existing houses on site, construction equipment will generate exhaust and may generate some dust (from demolition activities if they occur on dry days). Any future building should give off only minimal emissions to the air associated with the storing of garbage.

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

There are no off-site sources of emissions or odor that may impact our proposal.

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

There are no proposed measures to reduce or control emissions or other impacts to air. Any future project resulting from this proposed comprehensive plan amendment to Community Business will not produce emissions or odor to the air other than possibly from garbage, which will be contained in standard waste containers.

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.

There is no surface water body on the site. The closest wetlands are located approximately 750 feet to the northeast of the property and approximately 400 feet to the southwest of the property.

- 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 project will not require any work over, in, or adjacent to waters, as there are no adjacent waters.

- 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.

Not applicable because there are no surface water or wetlands within 200 feet of the site.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposal will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the proposal does not lie within a 100-year floodplain.

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- 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, the proposal does not involve any discharges of waste materials to surface waters.

b. Ground:

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

Groundwater will not be withdrawn, nor will water be discharged to groundwater.

- 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.

Any project resulting from approval of the requested comprehensive plan modification would be tied into the City sewer and wastewater system and will not discharge waste material into the ground.

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.

Sources of runoff would likely include building roofs, sidewalks, pavement and grass areas. If the comprehensive plan amendment is approved, our intention would be that runoff in any resulting project will be collected in catch basins, yard drains and underdrains. It would be conveyed in an enclosed pipe network to the City of Mill Creek storm drainage system located in the public right-of-way. We recognize that the design of the storm water management system will need to meet the requirements of the February 2014 Department of Ecology Stormwater Manual for western Washington as required by the City of Mill Creek.

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

Not directly as a result of the comprehensive plan modification request. Relative to any resulting project from approval of the requested modification, waste materials could not enter ground or surface waters following construction because they will not be kept on the project site (requested modification keeps the site a residential use). It is unlikely that waste materials would enter ground or surface waters during construction because a Construction Stormwater Pollution Prevention Plan (CSWPPP) would be developed to prevent this from occurring.

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

Not directly due to the comprehensive plan modification request, however, Low impact Development (LID) measures such as rain gardens or pervious pavement may be utilized to meet City of Mill Creek storm water requirements and to limit storm water peak flow rates that are discharged from the project site for any resulting project developed as a result of comprehensive plan modification approval.

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?

None directly associated with the comprehensive plan modification request. The possible resulting project proposed if the modification request was approved result in 2 trees will being removed (6" and 14"), along with most of the existing turf and shrub landscaping on site.

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

There are no known endangered species on or near the site.

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

The possible resulting project proposed if the modification request was approved would include new landscaping including new trees, shrubs and ground cover. Native plants would constitute a portion of the new plantings.

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: bluebirds, sparrows,
crows

mammals: deer, bear, elk, beaver, other: none

fish: bass, salmon, trout, herring, shellfish, other: none

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

There are no known threatened nor endangered species on or near the site.

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

This site is not known to be part of a migration route.

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

Use of native plant materials.

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.

This is not applicable for the requested comprehensive plan modification. Any envisioned resulting project (if the modification is approved) will utilize gas/electric air handling units or heat pump system for heating and cooling and water will be provided by natural gas fired energy efficient water heaters.

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

No, the requested comprehensive plan modification is from LDR to Community Business. The maximum building height allowed by Community Business is 40', which is only 5' taller than the 35' maximum building height in the existing LDR zone. Given this and the 25' required setbacks, although a resulting project may be taller than the single-family houses immediately adjacent to it, it would be located far enough away from adjacent properties so as to not cast shadows upon them.

- 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:

Since the proposal is for a comprehensive plan modification, there are not. If the modification is approved, the energy conservation features included on a resulting project may include the use of energy efficient low-e, argon filled windows; the use of heat pumps; the use of efficient gas fired hot water tanks; and the use of water efficient fixtures (shower heads rated 1.75 GPM or less and lavatory faucets rated 1.0 GPM or less).

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**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.

No, there are no environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, or spill that could occur as a result of this proposal. If a future use of the site resulting from the comprehensive plan modification was for a dental office or medical clinic, there may be associated biohazard waste produced, but if it is, it will be required to be contained and disposed of separately from other waste.

- 1) Describe any emergency services that might be required.

If, as a result of the comprehensive plan modification, a medical or dental clinic was constructed on the site, there may be a small increase in emergency service use if it was determined that a person visiting the clinic needed help beyond what the clinic could offer. However, we do not anticipate much more need for emergency services during or after the completion of this project that would be typical of any other community business use.

- 2) Propose measures to reduce or control environmental health hazards, if any:

Since no environmental health hazards will be created by this project, no mitigating measures are proposed. If a clinic that generated biohazardous waste was developed as a result of the comprehensive plan modification, we would anticipate that that waste would be stored in marked biohazardous waste containers and picked up by a biohazardous waste disposal service.

b. Noise

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

There is the possibility of intermittent traffic noise from SR 527 on the northwest side of the project since it is an arterial street.

- 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.

Nothing in terms of the comprehensive plan modification request. Any noise associated with or created by a resulting project if the requested modification was granted would occur on a short-term basis during the demolition of the existing structures on the site and the construction of the four new row house units. This construction noise would come from the site likely between the hours of 7:00 am to 4:00 pm.

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

Schedule any resulting construction related activities during work-day hours.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The current use of the site is Low Density Residential (LDR). The site currently includes two single-family residential homes. The adjacent properties are Low Density Residential to the south and east and Community Business (CB) to the north and west across SR 527

- b. Has the site been used for agriculture? If so, describe.

The site has not been used for agriculture.

- c. Describe any structures on the site.

There are currently two single-family homes on the site. The structures are single story and were built in 1952.

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

With approval of the requested comprehensive plan modification, both structures currently on the site will be demolished.

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

The current zoning classification of the site is Low-Density Residential (LDR).

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

The current comprehensive plan designation of the site is Low-Density Residential (LDR).

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

There is no current shoreline master program designation of the site.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No part of the site has been classified as an "environmentally sensitive" area.

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

That is undetermined at this time. If the comprehensive plan modification is successful and a dental/medical clinic was deemed the best use for the property, approximately 8-10 people would work in a completed project that would arise from the requested comprehensive plan modification. If an office use was deemed the best use for the property, that number would likely increase to around 40.

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

A completed project resulting from the requested comprehensive plan modification may displace approximately 4 people.

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

Not applicable as part of the requested comprehensive plan modification.

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

The proposed comprehensive plan modification makes the subject property's use more conforming with adjacent properties that directly access SR527 than its current land use designation. Community Business use is encouraged by the City of Mill Creek's Comprehensive Plan to help locate commercial business near activity areas, pedestrian accesses and major transportation arterials.

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.

A total of 2 units of middle market rental housing would 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 requested comprehensive plan modification from LDR to CB results in a 5-foot increase in allowable building height. The theoretical tallest portion of the project that would result from approval of the comp plan modification request is 40'-0" at the street elevation. The principal exterior building materials proposed would include cement board siding, wood or fiber cement trim, storefront windows and fiberglass doors and windows.

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

The requested comprehensive plan modification from LDR to CB may result in a building with a larger footprint than if the modification request is unsuccessful. Since any resulting building could be built up to the allowed height limit, the proposed building that may result from modification approval may be taller than the single-family homes that it replaces. Views from the neighbors to the southeast and east toward SR 527 are currently largely blocked by trees and while the proposed building will further block those views, the impact should be minimal.

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

The requested comprehensive plan modification does not affect how the resulting building will need to respond to design guidelines. Any resulting project will need to include façade modulation along SR 527 to break up the apparent building length and mass.

11. Light and Glare

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

If the requested comprehensive plan modification is approved, any resulting business use would produce light e.g. entrance lighting, parking lighting, and potential light coming from the interior of the building through windows during business hours. We do not anticipate production of glare as a result of this proposal.

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

No, because of the required roadway buffer, the project includes enough open space in front of the building that impacts from light or glare should be minimized at the street.

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

Light from traffic along SR 527

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

None directly as a result of the comprehensive plan modification. Resulting proposed project would include inclusion of non-reflective building materials, windows with dark, non-reflective frames, the use of glazing without reflective films, the use of parking lot light shielding as required, and the use of landscape plantings along the roadway buffer.

12. Recreation

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

Mill Creek Sports Park is located 750 feet southwest of the subject property. It includes a turf field, skate park and walking trails. McCollum Park, a large regional park is located about 2000 feet to the northwest of the subject property.

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

The proposed project will not displace any existing recreational uses.

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

The roadway buffer along SR 527 required as a result of the existing comprehensive plan designation, does not change if the requested comprehensive plan modification is successful. That roadway buffer will create a meandering path and need to include landscaping per the City of Mill Creek's design guidelines either way.

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.

There are no known places or objects on, or proposed for, national, state, or local preservation registers known to be on or next to the site.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site?

There are no known landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

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

Proposed measure to reduce or control impacts are not needed for this project.

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.

The project site faces and is accessed from SR 527 (Bothell-Everett Highway) and is adjacent to 136th St SE. People working in any resulting business arising from the comprehensive plan amendment approval would approach the site along these streets by foot, public transportation, or car.

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- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is currently served by public transit, with an existing bus stop on the northwest corner of the site.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking is a limiting development factor on the site because of the site's size and the required roadway buffer. If the comprehensive plan modification was approved, the maximum number of parking spaces that could be associated with any resulting project would be approximately 20 parking spaces.

Any resulting proposal would likely eliminate 4 existing surface parking spaces.

- 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, the project will be serviced by existing streets and accessed by the existing curb cut on SR 527. We are not aware of any improvements that would be required by this proposal.

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

The project will not be using water, rail, nor air transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

At this time, it is not known exactly how many vehicular trips per day would be generated by the completed project, but that number would be consistent with other community business uses permitted in the community business land use designation.

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

Encourage right turn only at existing curb cut from site onto SR 527.

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.

The project will not result in the increased need for public services.

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

There is no anticipated impact on public services as a result of this project.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity: Snohomish County PUD
 Water: Silver Lake Water and Sewer
 Telephone: Comcast
 Septic System: A Wesco Septic Service

- 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.

Any potential project arising from the redevelopment of this site, regardless of comprehensive plan designation, will require a connection to the City sanitary sewer, storm drain line, and connection to natural gas as part of construction. Existing electricity, water, and telephones connections likely can remain.

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:  _____

Date Submitted: September 27, 2022

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY**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?

The proposal is to change the comprehensive plan designation of the subject parcel from LDR to Community Business (CB). Any new use in this land use designation could have an increase in discharge to water from building roof and/or parking areas. Given the allowable uses in this land use designation, there should not be increased emissions to air other than potential emissions from garbage storage. There will likely be an increase in vehicular traffic to and from the site during business hours, but the vehicle emissions impact will depend largely on factors out of the control of proposal sponsors (conditions and types of cars, occupants might utilize). Uses that produce or release toxic or hazardous substances are not allowed in the proposed land use designation. A medical or dental clinic use is possible and as a result, it is possible that biohazardous medical waste may be temporarily stored on site. While there may be noise produced as a result of construction activities, those actions are temporary.

Proposed measures to avoid or reduce such increases are:

Surface, ground and runoff water impacts can be mitigated through the use of low impact development measures such as rain gardens or pervious paving in order to meet City of Mill Creek storm water requirements and to limit storm water peak flow rates that are discharged from the project site. Garbage will be picked up regularly and stored in containers appropriate for the use. The site is currently served by public transit, with an existing bus stop on the northwest corner of the site, so any future users will have direct access to public transportation. If the ultimate use of the site is a clinic, any potential medical biohazard waste stored on site would be stored in appropriate biohazard disposal containers and picked up on a regular basis by a biohazardous waste collection company. Any non-traffic noise associated with or created by a resulting project if the requested modification was granted would occur on a short-term basis during the demolition of the existing structures on the site and the construction of the new structure(s). Any construction related activities could be scheduled during workday hours to reduce any construction related noise impacts to surrounding housing.

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

The proposal is not anticipated to affect fish or marine life at all. Plants and animals may be temporarily disturbed by construction activities.

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

Measures will be taken to protect root zones of significant trees by fencing them off from construction activities and root pruning where it is determined that is necessary. Landscape improvements include the removal of large areas of Himalayan blackberry in favor of native plants and other plantings that will provide food and shelter for birds.

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

The proposal is not anticipated to deplete energy nor natural resources any more significantly than if the property remains its current designation.

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

If the comprehensive plan modification is approved, the number of trees removed from the site will be limited to the greatest extent possible. Energy conservation features included on a resulting project may include the use of energy efficient low-e, argon filled windows; the use of heat pumps; the use of efficient gas fired hot water tanks; and the use of water efficient fixtures.

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?

The proposal is not anticipated to affect environmentally sensitive areas or areas designated for governmental protection since none of these types of sensitive areas occur (or are eligible or under study) within 200' of the subject property.

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

None given that there are no sensitive areas on or adjacent to the property.

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?

The proposal will not affect shoreline use since it does not contain nor is adjacent to any bodies of water. The requested comprehensive plan modification from LDR to CB actually makes the property more consistent in terms of land use with adjacent parcels that directly access SR 527.

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

No measures to avoid or reduce shoreline impacts are required since the site does not contain nor is it adjacent to any bodies of water. If the comprehensive plan modification that is proposed is approved, any resulting project should increase visual and pedestrian access to the property through the development of the required roadway buffer. It is assumed that any resulting project will utilize the existing curb cut on SR 527 to access the site. To avoid traffic conflicts, we would propose signage indicating right turn only at the existing curb cut from the site onto SR 527.

TO BE COMPLETED BY APPLICANT

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

Changing the land use designation of the property from LDR to CB could potentially increase demand on bus lines servicing the bus stop at the northwest corner of the site if employees or users of the business rely on public transportation to access the site. An exact number impact in terms of number of riders is impossible to estimate at this time and would depend on the type of use (office, clinic, bank, professional services, etc.) that ultimately resulted from a successful comprehensive plan amendment proposal. There would be a potential increase on utility demand during business hours (electricity, water) but we believe that demands on public services would be minimal.

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

None

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

The proposal is not identified as a part of or adjacent to a critical area and therefore is not anticipated to conflict with local, state, or federal laws or requirements for the protection of the environment. Prior uses of the site did not include hazardous uses that might potentially need to be remediated prior to any redevelopment.