

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Gorbun Subdivision

2. Name of applicant:

Igor Gorbun - Pacific NW Homebuyer

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

Igor Gorbun	Apex Engineering, LLC
2110 104th Ave E. #200	2601 S 35th St. #200
Edgewood, WA 98372	Tacoma, WA 98409
(253) 691-2049	(253) 473-4494

4. Date checklist prepared:

November 14, 2019

5. Agency requesting checklist:

City of Milton

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

City of Milton approval in 2019 with construction to follow.

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

None. Single family homes via building permit process.

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

Geotechnical Report dated October 8, 2019 by GeoResources.

Stormwater Plan Report dated November 14, 2019 by Apex Engineering.

Tree Protection Plan dated November 15, 2019 by Washington Forestry Consultants, 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.

None known at this time.

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

SEPA Determination, Preliminary Subdivision Approval, Right of Way Permit, Construction Permit, NPDES Permit, Final Plat, any other permits required by the City of Milton.

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 project is a proposed 6 lot single-family residential subdivision.

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.

308 23rd Ave. Milton, WA. NE ¼ S4-T20N-R4E; parcel #0420041048

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

The site is generally flat.

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

According to the Geotechnical Report by GeoResources the site is generally flat to gently sloping up from west to east at about 3 percent. Total topographic relief across the site is on the order of about 6 feet.

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

According to the Geotechnical Report, the USDA Natural Resource Conservation Services (NRCS) Web Soil Survey indicated that the site is underlain by Alderwood gravelly loam (1B) soils, the Alderwood soils are derived from glacial till and form on slopes of 0 to 8 percent. These soils have a "slight" erosion hazard when exposed and are including a hydrologic soils group B. See Geotechnical Report for details.

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

According to the Geotechnical Report no surface erosion, seeps, springs or evidence of slope instability was observed at the time of the site visit. None known.

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

Site earthwork is anticipated. The preliminary grading is projected to be balanced across the site. Review of conceptual plans and fine grading for final plat approval may require grading changes and could result in approximately 15,000 +/- CY of material moved. Plans will be reviewed and approved by the City of Milton prior to any earthwork.

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

Minimal erosion could occur, but it is unlikely due to the soil classification, minimal slopes and developed conditions near the site. During the construction phases, erosion is more likely to happen between the months of October and April. After construction, this site will be a single-family residential subdivision which the lots are paved and landscaped which will serve as ground cover that helps prevent erosion.

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

Chapter 17.15B of the Milton Municipal Code regulates Maximum Building Coverage as "n/a" for this RS zoned site. Total impervious coverage is not yet known but anticipated to be approximately 50%.

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

Temporary Erosion and Sediment Control (TESC) BMP's will be implemented during site construction as well as TESC measures carried over from clearing and grading. On site grading will be reviewed and permitted by the City of Milton prior to an earthwork. The TESC measures will remain in place from the clearing and grading activities until the site is stabilized and with City if Milton approval. TESC BMP's will be used as necessary.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction: Dust and exhaust from vehicles and construction machinery and equipment. Completed Project: Emissions from vehicles as a result of normal residential activities.

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

None known or anticipated.

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

All construction equipment will be in proper working order and within compliance of the State regulations regarding vehicle emissions. In accordance with City of Milton standards, the site will be watered, and the streets will be cleaned, as necessary, to reduce dust emissions during construction. Emissions from personally owned motor vehicles is regulated by the State. HVAC and similar residential equipment operate under manufacturer's warranty within the applicable allowance for air emissions, as regulated by other agencies.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No known surface water body is located on site or within 200 feet of the site. Surprise Lake is located approximately half a mile south of the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

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

N/A

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

No see FEMA panel 53053C0195E.

- 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 anticipated or proposed.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

None proposed.

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

The project will be supported by a public sanitary sewer connection to each of the 6 future houses.

c. Water runoff (including stormwater):

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

Stormwater is anticipated to be infiltrated on-site through use of pervious pavement designed to account for flow control and water quality. See Stormwater Plan Report for details.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
- Waste material could enter ground and surface waters, generally as a result of automotive/machinery/equipment fluid leaks during site work and residential traffic and landscaping. However, the applicable stormwater treatment standards shall be implemented to mitigate water impacts of the proposed improvements.**

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

None proposed.

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

Temporary erosion and sediment control (TESC) measures will be used both for the clearing and grading. TESC measures will remain in place and TESC best management practiced (BMP's) will be applied as necessary through completion of the site work. Pervious Pavement roadway section functions as the storm facilities which will be designed to remove sediments and pollutants in order to protect water quality. All disturbed areas will be stabilized by civil improvements, residential improvements, and landscaping.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Vegetation will be removed, as necessary, as the project is constructed. Please see tree conservation report for details.

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

None known.

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

Street trees and replacement trees will be provided as required by the City of Milton.

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

None known.

5. Animals

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

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:
mammals: **deer**, bear, elk, beaver, other: **small rodents, opossum, skunk, coyotes.**
fish: bass, salmon, trout, herring, shellfish, other _____

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

- c. Is the site part of a migration route? If so, explain.
Not known.

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

- e. List any invasive animal species known to be on or near the site.
None known.

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.
The completed project will use electricity to meet its energy needs. Electricity will likely be used to provide the necessary lighting to the proposed structures, amenities and streets as necessary.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
The project would not affect the potential use of solar energy by nearby properties.
- 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:
All energy conservation features required by city and state ordinances and/or codes will be met.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **None anticipated at this time.**

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

There are not any known possible contaminations on the site past or present.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are not any known existing hazardous chemicals or conditions on the site that may affect the development and design of the project.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There are no anticipated toxic or hazardous chemicals that will be stored, used or produced during the project.

- 4) Describe special emergency services that might be required.

There are no anticipated special emergency services that would be required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed at this time.

b. Noise

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

No current off-site noise is anticipated to impact the proposed single-family residential development.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During construction, short-term noise emitted from the used of construction equipment and activities would be created during permitted hours of construction. Long term noise would be generated by activities typically associated with single-family dwellings and neighborhoods. The majority of this noise will occur during the daytime hours.

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

Compliance with local codes and ordinances.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Subject and adjacent properties are used as single family.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

c. Describe any structures on the site.

Unoccupied residential structure.

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

Existing structure to be demolished.

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

RS

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

Residential

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

This is not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None known.

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

According to the United States Census Bureau, the persons per household (2016 to 2017) is 1.91. Therefore, approximately 11.46 or 11 people are likely to reside in the project.

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

One single family residence would be displaced.

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

Replacing one single family home with six residential homes on individual lots.

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

Compliance with City of Milton Zoning codes, Building codes and Development standards.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The proposed project will have 6 single family residential units. The project is anticipated to be middle income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One housing unit will be eliminated.

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

The new single-family residential units will improve the housing stock and housing quality in the City of Milton.

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 proposed single-family homes will comply with the 35-foot building height requirement set forth in the Milton Municipal Code.

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

No impact to the views in the immediate area are anticipated.

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

The project complies with required design standards when applicable.

11. Light and Glare

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

Limited light or glare during site work is expected. The source of light or glare during site work will be from headlights of vehicles/equipment/machinery on or entering and exiting the site. Long term light and glare produced will be typical of a single-family residential development, to include interior and exterior lighting for homes as well as security and accent lighting.

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

It is not anticipated that light or glare from the project will impact adjacent properties. The light and glare of the finished project is not likely to be a safety hazard, interfere with views, or affect wildlife.

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

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any:
It is not anticipated that light or glare from the project will impact adjacent properties. Lighting will be shielded if required.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Two parks are located within 1 mile of the site; Milton Community Park (.9 mi) and Hill Tower Park (.6 mi) to the southwest of subject property.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The project would not displace any existing recreational use.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Payment of park impact fees at the time of building permit submittal per Milton Municipal Code Chapter 13.45.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Registers:

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) there are no listed places or objects on or adjacent to the site.

No structure on site or adjacent to the site is listed on, any national or state preservation registers.

National/State Eligibility:

No structures on or near the site have been formally shown as eligible for the national/state register. However, it is possible that properties in the vicinity built more than 50 years ago could become eligible.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None are known.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
The Department of Archaeology and Historic Preservation (DAHP) is Washington State's primary agency with knowledge and expertise in historic preservation. They

provide an online search for registered and inventoried properties, known as WISAARD. WISAARD was reviewed for this checklist.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
- If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touch, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.***

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
- The site is not currently served by public transit.***
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
- Each residential lot will have a minimum of two parking spaces provided in the driveway. The project will not eliminate any parking spaces.***
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
- The project includes a private access tract in order to access the lots, see Preliminary Plat for details.***
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
- Frontage improvements along 23rd are anticipated.***

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

N/A

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Completed project is anticipated to generate approximately 60 ADTs and 6 peak hour trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

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

Pay traffic impact fees as required by the City of Milton. Exact fees and calculations will be determined by the City at the time of building permit.

15. Public Services

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

Yes, the project will result in an increased need for public services as is typical of a new single-family residential development.

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

The City of Milton will require the payment of impact fees in accordance with Title 3.50. Also, tax revenue generated will off-set the impact to public services.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

d. 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.

The project will be served by the following utilities:

Water: Milton Water

Sewer: Milton Sewer

Power: PSE

Telephone: Comcast

C. Signature

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

Signature: _____

Name of signee James Kirkebo, III

Position and Agency/Organization Principal

Date Submitted: 11/15/2019

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to 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?

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.