

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.

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

A. BACKGROUND

1. Name of proposed project, if applicable:

WAGES MANOR ASSISTED LIVING CENTER

2. Name of applicant:

WAGES MANOR, LLC

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CITY OF EVERETT
Planning Dept.

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

APPLICANT: WAGES MANOR, LLC
ATTN: MICHAEL CUSTUDIO
1900 ALASKAN WAY – UNIT #211
SEATTLE, WA 98101
(206) 854-3001

CONTACT: KEN LONG
WESTERN ENGINEERS & SURVEYORS, INC.
9740 EVERGREEN WAY, EVERETT, WA 98204
(425) 356-2700

4. Date checklist prepared:

SEPTEMBER 28, 2015

5. Agency requesting checklist:

CITY OF EVERETT PLANNING & DEVELOPMENT SERVICES.

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

1 TO 1 ½ YEARS FOLLOWING CONSTRUCTION APPROVAL.

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

CONSTRUCTION OF 167 UNIT ADULT FAMILY LIVING CENTER.

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

WETLAND AND DRAINAGE REPORT.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes explain.

NONE KNOWN.

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

ALL NECESSARY APPROVALS AND PERMITS REQUIRED BY CITY OF
EVERETT PLANNING DEV. SERVICES FOR CONSTRUCTION APPROVALS.
INCLUDING BUT NOT LIMITED TO: DETAILED DRAINAGE, GRADING,
UTILITY AND BUILDING PERMITS.

EVALUATION FOR
AGENCY USE ONLY

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.)

THE SITE TOTALS 179,515 SQUARE FEET, AND IT WILL BE RE-DESIGNED FOR ACCESS AND UTILITIES, FROM HOLLOWDALE PLACE, FOR A 167 UNIT ADULT FAMILY HOUSING CENTER.

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 proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

THE SUBDIVISION SITE IS LOCATED IN THE NW 1/4, SE 1/4, SEC.23, T.28N., R.4E., W.M. ON THE SOUTH SIDE OF HOLLOW DALE PLACE.; APPROXIMATELY 130 FEET WEST OF THE INTERSECTION OF 117TH PLACE AND HOLLOW DALE PLACE. SITE ADDRESS: 1806 AND 1830 HOLLOW DALE PLACE, EVERETT, WA 98204. TAX ACCOUNT NO's.: 00537900002900, 00537900003000 ; 00537900003100.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

20% NEAR THE SOUTHWEST CORNER.

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.

ALDERWOOD URBAN LAND COMPLEX PER SOIL SURVEY OF
SNOHOMISH COUNTY AREA WASHINGTON

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

NO.

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

GRADING FOR INSTALLATION OF ACCESS ROAD AND UTILITIES.

QUANTITY: ESTIMATED CONSTRUCTION CUT = 1500 CF;
ESTIMATED FILL = 1500 CY.

SOURCE: CONSTRUCTION FILL AND BACK-FILL WILL BE SUPPLIED FROM SUITABLE ON-SITE MATERIALS. PIPE BEDDING WILL BE PURCHASED AT MARKET FROM AVAILABLE DEALERS.

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

YES, HOWEVER MINIMIZED BY THE USE OF BMP'S.

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

APPROXIMATELY 16.3% FOR BUILDINGS; 13.6% ROAD AND 5863 sq.ft. FOR TRAILS.

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

PREVENTIVE MEASURES SUCH AS, BUT NOT LIMITED TO, STRAW BALES, SILT FENCING, CATCH BASIN PROTECTION, ETC. WILL BE UTILITZED IN CONFORMANCE WITH SOUND CONSTRUCTION PRACTICES AND CITY OF EVERETT REQUIREMENTS.

2. Air

a. What types of emissions to the air would result from the 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.

SHORT-TERM EMISSIONS TO AIR FROM CONSTRUCTION EQUIPMENT AND ACTIVITIES COULD OCCUR. SUSPENDED PARTICLES WOULD BE GENERATED BY DUST EMISSIONS FROM CONSTRUCTION ACTIVITIES AND VEHICLE EMISSIONS FROM AUTOMOBILES AND CONSTRUCTION EQUIPMENT. DUST COULD OCCUR DURING GRADING/CONSTRUCTION/OPERATIONS. THESE IMPACTS WOULD BE MINIMAL. HOWEVER, LONG-TERM EMISSIONS TO AIR WOULD BE TYPICAL OF CURRENT CONDITIONS AND ARE NOT ANTICIPATED TO HAVE AN IMPACT TO THE AREA.

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

NONE KNOWN.

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

CONFORM TO CITY OF EVERETT, SNOHOMISH COUNTY AND STATE OF WA. STATUTORY REQUIREMENTS.

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.

YES, TYPE NS AND F STREAMS CURRENTLY TRAVEL THROUGH THE CENTRAL, EASTERN AND SOUTHWESTERN AREAS 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.

YES. CLEARING AND GRADING FOR INSTALLATION OF ACCESS ROAD, WALKING PATHS, UTILITIES AND A 167 UNIT ADULT FAMILY HOUSING FACILITY. BEST MANAGEMENT

EVALUATION FOR
AGENCY USE ONLY

PRACTICE WILL BE UTILIZED TO CONTROL EROSION OR ADDITIONAL CONTAMINATED RUNOFF. THIS WILL INCLUDE TO USE OF TEMPORARY BURMS AND BAKER TANKS. THE MITIGATION PLAN WILL PROVIDE FOR LONG TERM MANAGEMENT OF SURFACE WATER AND WILL RESULT IN A LONG TERM POSITIVE IMPACT ON SURFACE WATER QUALITY.

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.

NOT APPLICABLE.

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

NOT APPLICABLE

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

NO, DOES NOT APPLY.

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, DOES NOT APPLY.

b. Ground

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

NO, DOES NOT APPLY.

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.

NO SEPTIC SYSTEMS PROPOSED.

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.

STORM WATER RUNOFF WILL OCCUR FROM NEW ACCESS ROAD AND ADULT FAMILY LIVING STRUCTURE. RUNOFF WILL BE DETAINED AND DISCHARGED TO THE NATURAL LOCATION THROUGH UNDERGROUND DETENTION AND WATER QUALITY FACILITIES.

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

NOT LIKELY IF DRAINAGE SYSTEM IS PROPERLY MAINTAINED.

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

RUNOFF FROM THE NEW ACCESS ROAD TO FLOW TO CURB AND GUTTER ALONG EDGES OF ROAD. ROOF DRAINS AND ROAD RUNOFF TO DRAIN TO RAINGARDENS WHERE POSSIBLE OR UNDERGROUND DETENTION SYSTEM

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: Hemlock
- shrubs – RESIDENTIAL LANDSCAPING
- grass
- pasture
- crop or grain
- wet soil plants, buttercup, bulrush, skunk cabbage, SOFT RUSH, VELVET GRASS
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation SCRUB BRUSH

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

APPROXIMATELY 75,000 SF. OF EXISTING GROUND VEGETATION AND VARIOUS EXISTING TREES IN THE CLEARING ZONE FOR CONSTRUCTION OF BUILDING, ACCESS ROAD AND UTILITIES. TO BE REPLACED WITH RESIDENTIAL LANDSCAPING FOLLOWING RESIDENTIAL CONSTRUCTION.

c. List threatened or 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:

ALL AREAS, EXCLUSIVE OF BUILDINGS AND PARKING, WILL BE LANDSCAPED BY SUBSEQUENT OWNERS/OCCUPANTS. HYDROSEEDING MAY POSSIBLY OCCUR ON BARREN AREAS PER CITY OF EVERETT REQUIREMENTS.

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: CROW, ROBIN, WREN
mammals: deer, bear, elk, beaver, other: RODENTS AND SQUIRRELS
fish: salmon, trout, herring, shellfish, other:

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

NONE KNOWN.

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

NONE KNOWN.

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

WETLAND ENHANCEMENT OF AND EXISTING TYPE F
STREAM WITH APPROXIMATELY 23,155 SF. OF NEW
WETLAND BUFFER.

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.

ELECTRIC AND NATURAL GAS FOR HEATING/COOKING AND
POSSIBLE WOOD STOVES OR FIREPLACES.

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

NO EFFECT.

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:

INSULATION OF UNITS IN ACCORDANCE WITH
APPLICABLE CODES.

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.

POSSIBLE FUEL SPILLAGE DURING CONSTRUCTION.

1) Describe special emergency services that might be required.

HAZARDOUS WASTE CLEAN-UP.

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

CONTRACTOR'S SAFETY PLAN AND PROGRAM.

b. Noise

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

TRAFFIC FROM HIGHWAY 99 AND 112TH STREET.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic,

construction, operation, other)? Indicate what hours noise would come from the site.

SHORT TERM: SAWS, BACKHOES, TRUCKS,
COMPRESSORS, STAPLERS, ETC.

LONG TERM: AUTO, TRUCKS, WEEDEATERS, LAWN
MOWERS, ETC.

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

COMPLY WITH APPLICABLE STATUTES.

8. Land and Shoreline Use

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

THIS SITE: SINGLE FAMILY RESIDENCE.
ADJACENT PROPERTIES: SINGLE FAMILY RESIDENCES
ADJACENT PROPERTIES TO SOUTH: ASSISTED LIVING FACILITIES

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

NO.

c. Describe any structures on the site.

4 SINGLE FAMILY RESIDENCE.

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

YES, 4 SINGLE FAMILY RESIDENCES.

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

R -3.

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

1.6 MULTI-FAMILY, 20-29 DWELLINGS PER GROSS ACRE.

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

NOT APPLICABLE.

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

YES, TYPE NS AND F STREAMS LOCATED IN THE CENTRAL, SOUTHWESTERN AND EASTERN AREAS OF THE SITE.

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

2.7 PER RESIDENCE = $167 \times 2.7 = 259.2$.

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

2.7 PER RESIDENCE = $4 \times 2.7 = 10.8$

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

NOT APPLICABLE.

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

WILL BE CONTROLLED BY CITY OF EVERETT LAND USE CONTROLS.

9. Housing

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

167 ADULT FAMILY UNITS, LOW TO MIDDLE INCOME.

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

4 SFR'S ELIMNATED LOW INCOME HOUSING.

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

BUILDINGS ELEVATIONS TO BE APPROVED BY THE CITY
OF EVERETT MULTI-FAMILY COMMITTEE. INSTALLATION
OF RESIDENTIAL LANDSCAPING.

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?

4 STORY, LAP SIDING EXTERIOR;
45' MAXIMUM HEIGHT PER CITY CODE.

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

NONE.

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

APPROVAL OF BUILDINGS ELEVATIONS BY THE CITY
OF EVERETT MULTI-FAMILY COMMITTEE.
INSTALLATION OF RESIDENTIAL LANDSCAPING.

11. Light and Glare

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

RESIDENTIAL LIGHTING--EARLY MORNING AND EVENING HOURS.

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

DOUBTFUL.

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

NONE.

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

NONE PROPOSED.

12. Recreation

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

KASCH AND WALTER E. HALL MEMORIAL PARKS LOCATED APPROXIMATELY 0.75 MILE NORTH; HARBOUR POINTE GOLF COURSE/CLUB 1.5 MILES WEST OF THE SITE.

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

NO.

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

RECREATIONAL AREA TO BE PROVIDED NEAR SOUTHEAST CORNER OF SITE.

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 KNOWN.

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

NONE KNOWN.

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

NONE 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.

PRIVATE DRIVE AISLE ACCESS FROM HOLLOW DALE PLACE.

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

NO. PUBLIC TRANSIT DOES NOT SERVE THIS SITE.
PROPOSED TRAIL TO THE SOUTH TO ADD BUS STOP ON
112TH STREET - APPROX 400 FT SOUTH

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

48 TOTAL PARKING SPACES (4 HANDICAP). 8 NONE
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).

PUBLIC FRONTAGE IMPROVEMENTS ALONG HOLLOW
DALE PLACE. TO BE INSTALLED PER CITY OF EVERETT
REQUIREMENTS, AND PRIVATE DRIVE AISLE TO ACCESS
THE SITE FROM HOLLOW DALE PLACE.

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.

9.57 ADT X 4 = 38.28 EXISTING ADT.
9.57 ADT X 167 UNITS = 41.75 NEW ADT

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

TRAFFIC IMPACT FEES PER CITY OF EVERETT AND
WSDOT REQUIRMENTS.

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, ALL OF THE ABOVE DUE TO THE ADDITION OF A
167 UNIT ADULT FAMILY HOUSING STRUCTURE.

