



STATE ENVIRONMENTAL POLICY ACT

## Mitigated Determination of NonSignificance

**Date of Issuance:** July 12, 2022

**Lead agency:** City of Stanwood

**Agency Contact:** Tansy Schroeder, [tansy.schroeder@stanwoodwa.org](mailto:tansy.schroeder@stanwoodwa.org), 360-454-5211

**Agency File Number:** 22-0019 (Preliminary Planned Residential Development and SEPA)

**Description of Proposal:** The applicant is proposing to construct a 22-lot single-family planned residential development. The project is located east of 80th Avenue NW and south of 284th Street NW. The site consists of three parcels for a total of 7.25 acres (315,868 square feet) zoned Single Family Residential 9.6 (SR 9.6). Resident vehicular access to the site will be from 278th Place NW and connect to the proposed Bakerview PRD to the northeast. The proposed community will include open space tracts, storm water management, and street and landscaping improvements.

**Address:** 27915 80th Ave NW, Stanwood, WA 98292

**Tax Parcel Numbers:** 00617700000101, 32041900105000 & 32042000205700

**Applicant:** PCF Land Development, LLC

**Contact:** Land Resolutions – Ry McDuffy

The City of Stanwood has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350 (3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). The necessary mitigation measures are listed below. The Environmental Checklist and supporting documents are available at the Community Development Department, located at 10220 270<sup>th</sup> Street NW, Stanwood, WA 98292 and are available on the City's website at <https://stanwoodwa.org>.

**SEPA Mitigation Measures:** This determination is based on establishing project compliance with the Stanwood 2015-2035 Comprehensive Plan:

**Transportation:** The transportation element includes criteria that facilitates in the development of safe, efficient and reliable movements of people and vehicles (TP-1.1, TP-1.2, TP-1.3, TP-1.4, TP-1.5, TP-1.6, TP-1.7, TP-1.8, TP-1.9). The following mitigation measures shall be included as conditions of approval:

1. No access for the residents of Summerset Division II shall be taken from 80<sup>th</sup> Avenue NW. This shall be shown as a note on the face of the plat.
2. No construction access shall be taken from 80<sup>th</sup> Avenue NW neither for the construction of the plat nor the construction of the houses. If at any time during construction, the streets are not kept clean and clear, all work shall stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.
3. If the Bakerview Planned Residential Development has constructed and dedicated its internal roads to the public at the time of plat construction, then plat construction shall take access from 284<sup>th</sup> Street NW as it is classified as a collector road. Otherwise, plat construction access shall be from 278<sup>th</sup> Place NW.
4. If the Bakerview Planned Residential Development has constructed and dedicated its internal roads to the public at the time of house construction, then house construction shall take access from 284<sup>th</sup> Street NW as it is classified as a collector road. Otherwise, house construction access shall be from 278<sup>th</sup> Place NW.

**Public Comment Period:** This MDNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from Tuesday, July 12, 2022. Written comments must be submitted no later than **4:30 pm Tuesday, July 26, 2022**, to the City of Stanwood Community Development Department at 10220 270<sup>th</sup> Street NW, Stanwood, WA 98292 or via email to [tansy.schroeder@stanwoodwa.org](mailto:tansy.schroeder@stanwoodwa.org).

**Responsible Official:** Patricia Love, Community Development Director

Signature: Patricia Love  
(Responsible Official)

**Appeal Process:** You may appeal this determination by following the requirements found in SMC 17.80.390, filling out the appeal form and submitting a check for the applicable fee. Submit the required documents to the City of Stanwood Community Development Department at 10220 270<sup>th</sup> Street NW, Stanwood, WA 98292 no later than **4:30 pm on July 26, 2022**. Any SEPA appeals will be consolidated with the public hearing on the subdivision.

Date Issued: July 12, 2022

Date Advertised: July 12, 2022

End Comment Period: July 26, 2022

# Proposed Preliminary PRD



# **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:  
Summerset Division II

2. Name of applicant:

PCF Land Development LLC

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

Applicant: PCF Land Development, LLC Attn: Fred Hines  
8625 Evergreen Way #200, Everett WA 98203 425-359-2415  
Contact Person: Land Resolutions Attn: Jen Haugen  
3605 Colby Avenue Everett, WA 98201 425-258-4438

4. Date checklist prepared:

April 6, 2022

5. Agency requesting checklist:

City of Stanwood

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

As soon as all approvals have been received.

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

None.

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

Targeted Drainage Plans, Drainage Report, Traffic Report and Geotechnical 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 government approvals or permits that will be needed for your proposal, if known.

Plat approval, Land Disturbing Permit application approval, Construction Permit approval, Right-of-way Use Permit approval, Building Permit approval & Utility Permit approval.

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 application is a request for approval of a Preliminary PRD Subdivision in one phase to create 22 single-family lots on 7.25 acres

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site location is 27915 80<sup>th</sup> Avenue NW, in the SE 1/4 of the NE 1/4 of Section 19, T.32N., R.4E., W.M., Snohomish County, Washington.

## **B. Environmental Elements**

### **1. Earth**

- a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other gentle slope from east to west

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

Approximately 15%.

- 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.

Tokul Winston Gravelly Loam.

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

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 development would include minimizing cut and fill where possible. The construction of the house foundations, ponds, plat improvements and roadways will require some excavation. Soils removed for the construction of the proposed development will be exported to a site approved to receive fill material. Preliminary estimates for cut and fill yardage are as follows: 5,000 cubic yards of cut & 4,000 cubic yards of fill.

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

Construction plans for the proposed project will be designed to include Best Management Practices/LID provisions in order to minimize erosion and sedimentation potential.

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

Approximately 42% of the site will be impervious after the development.

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

Best management practices provisions and LID techniques and recommendations from the Erosion Control Specialist employed to monitor the construction, will be utilized during the construction phase.

## **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.

Short-term emissions, dust, and odors would be from construction equipment and site preparation. These impacts will be minimal and of short duration. Long-term impacts could result from increased vehicle traffic to the site. Automobile emissions consist primarily of carbon monoxide, nitrogen oxides, hydrocarbons, and photochemical oxidants. The residential unit proposed may produce pollutants, after they are occupied. There impacts are not expected to be significant.

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

Vehicle emissions from traffic along public roadways. Air quality within the vicinity of the site is good and is expected to remain in that range.

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

Conformance with the Washington State Clean Air Act, requires the use of all known, available and reasonable means of controlling air pollution, including dust. All activities on the project site will conform with WSCAA.

## **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.

None.

- 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.

Site grading, utility installation, frontage improvements and building pads. As stated, there are no 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 fill material.

None.

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

No.

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

No.

- 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.

The storm water released from the project will be detained and treated in accordance with the requirements City of Stanwood. See engineering reports prepared by OMEGA Engineering for additional information.

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.

The only water to be discharged into existing groundwater is that which would infiltrate through the ground. See Drainage Report prepared by OMEGA Engineering for additional information.

- 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 waste material will be discharged into the ground for this project. Sewer will be provided by the City of Stanwood.



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.

All drainage from the project will be directed to the on-site storm water system. Please see the attached report and plans by OMEGA Engineering for details relating to storm water improvements and quantities of runoff expected. The above report is incorporated herein by reference.

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

Oils, grease, lawn fertilizer and other pollutants from the additional paved areas could potentially enter the ground water or downstream surface waters through surface water runoff, but should be minimal with this type of subdivision.

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

No.

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

Construction of the proposed storm water system and provision of permanent open space is proposed to adequately mitigate this projects potential impact on surface, ground and runoff water.

#### 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?

Clearing for the home sites and street improvements will be completed during the construction phase of this proposal. Proposed landscaping will use local ornamental plants.

- 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:

None proposed, but a preliminary

- 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.

Birds, squirrels, deer and racoons.

- 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.

This site is located within the Pacific Flyway.

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

No specific mitigation measures are proposed to enhance wildlife in this area.

- 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.

Electricity will be used for lighting. Electricity and/or natural gas will be used for heating.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The requirements of the International Building Code (IBC) would be satisfied in the construction of the new buildings.

## **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.

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

None known.

- 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.

None known.

- 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.

None known.

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

No special emergency services will be necessary.

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

None proposed.

- b. *Noise*

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

Traffic on existing roads near the site may be audible.

- 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 noise impacts would result from the use of construction equipment during daylight hours, ranging from 59-77 decibels.

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

Construction activities would comply with the Washington State law and Snohomish County Code with regard to noise levels. The residential use is expected to generate typical residential noises.

## **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.

The properties that surround the project are single-family residences to the north, east and south, with 80<sup>th</sup> Avenue NW along the site's frontage to the west. The eastern portion of the site wraps around the City's water tower along the north, east and. This type of project on this site will in no way be detrimental to public safety health or wellbeing of the surrounding communities.

- 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?

No.

- 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:

No.

- c. Describe any structures on the site.

There are no existing structures on site.

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

N/A, not applicable.

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

SR 9.6.

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

Residential Low Density.

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

None.

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

No.

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

Approximately 77.

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

None.

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

None.

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

The proposal has been designed in accordance with the proposed zoning and applicable comprehensive plans.

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

None.

## **9. Housing**

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

22 single-family moderate-income residential housing units will be provided.

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

None.

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

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 height of any and all structures will meet the height limitations as outlined in Stanwood Municipal Codes.

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

The finished development would not obstruct any surrounding views, however, the views may be altered due to the development of the site.

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

None are proposed.

## **11. Light and Glare**

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

Light and glare will be produced by exterior and interior residential lighting, as well as vehicle headlights, during evening hours.

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

No.

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

None are expected.

- 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?

Surrounding local schools provide recreational facilities and activities in the evenings after school hours and on weekends.

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

No.

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

None proposed.

## **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.

None known.

- 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.

No.

- 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.

If any archaeological artifacts are discovered during construction, activity in that area would be halted and the State Historic Preservation Officer would be contacted.

- 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.

None proposed.

#### **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.

Access shall be taken via 280<sup>th</sup> Street NW . Emergency access will be private road Tract 995.

- 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?

Public transportation is within .5 miles of the site.

- 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 will create 88 total parking spaces and none will be eliminated. Parking will be provided 2 stalls in the garage, and 2 guest parking stalls in driveways.

- 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 will be provided in accordance with the requirements of Stanwood Municipal Codes. 63,255 square feet is being dedicated to the City of Stanwood upon approval of this subdivision.

- e. Will the project or proposal 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 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?

Approximately  $22 \times 9.52 = 209.44$  daily 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.

No.

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

None. This is a low volume project.

### **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.

The proposal of 22 new homes will increase the number of residential housing units to be served by public service entities.

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

None proposed.

### **16. Utilities**

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, cable, internet, sanitary sewer,  
septic system, other \_\_\_\_\_

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity - Snohomish County PUD, refuse service - Waste Management &  
telephone/cable/internet - Frontier/Comcast/Wave/Dish Network.

## **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: Jen Haugen

Position and Agency/Organization: Planner / Land Resolutions

Date Submitted: 4/7/2022