

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable: **MCOB Maintenance Improvements**
2. Name of applicant: **Larry Daubenmire, P.E. on behalf of Community Transit**
3. Address and phone number of applicant and contact person:
Larry Daubenmire, P.E.
7100 Hardeson Road
Everett, WA 98203
425-327-2253
4. Date checklist prepared: **December 14, 2020**
5. Agency requesting checklist: **Community Transit**
6. Proposed timing or schedule (including phasing, if applicable): **The project will be executed Spring 2021 – 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. **There are no plans for further modifications at this facility.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Site Assessment, Geotechnical Report, Good Faith Hazardous Building Materials 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. **There are no known pending governmental approvals or other proposals affecting the property at this time.**
10. List any government approvals or permits that will be needed for your proposal, if known. **City of Everett Building and Grading Permit, Puget Sound Clean Air Agency Application.**
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.)

Community Transit is proposing a project that includes expansion of the existing Maintenance and Operations (MCOB) building to install new vehicle maintenance

bays and increase body repair shop capacity (the project). The project also includes re-roofing of the existing bus wash building and addition of a metal canopy, resurfacing of existing paved areas for bus parking, and installation of a new below ground stormwater detention vault. The project area is approximately 7 acres; no additional footprint will be added to the previously developed area.

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 project is located in Everett, Washington and the specific address is:

**Merrill Creek Operations Base
7100 Hardeson Road
Everett, WA 98203**

NE ¼ SEC 11, TWP 28N, RGE 4E, WM

Exhibit – Project Location

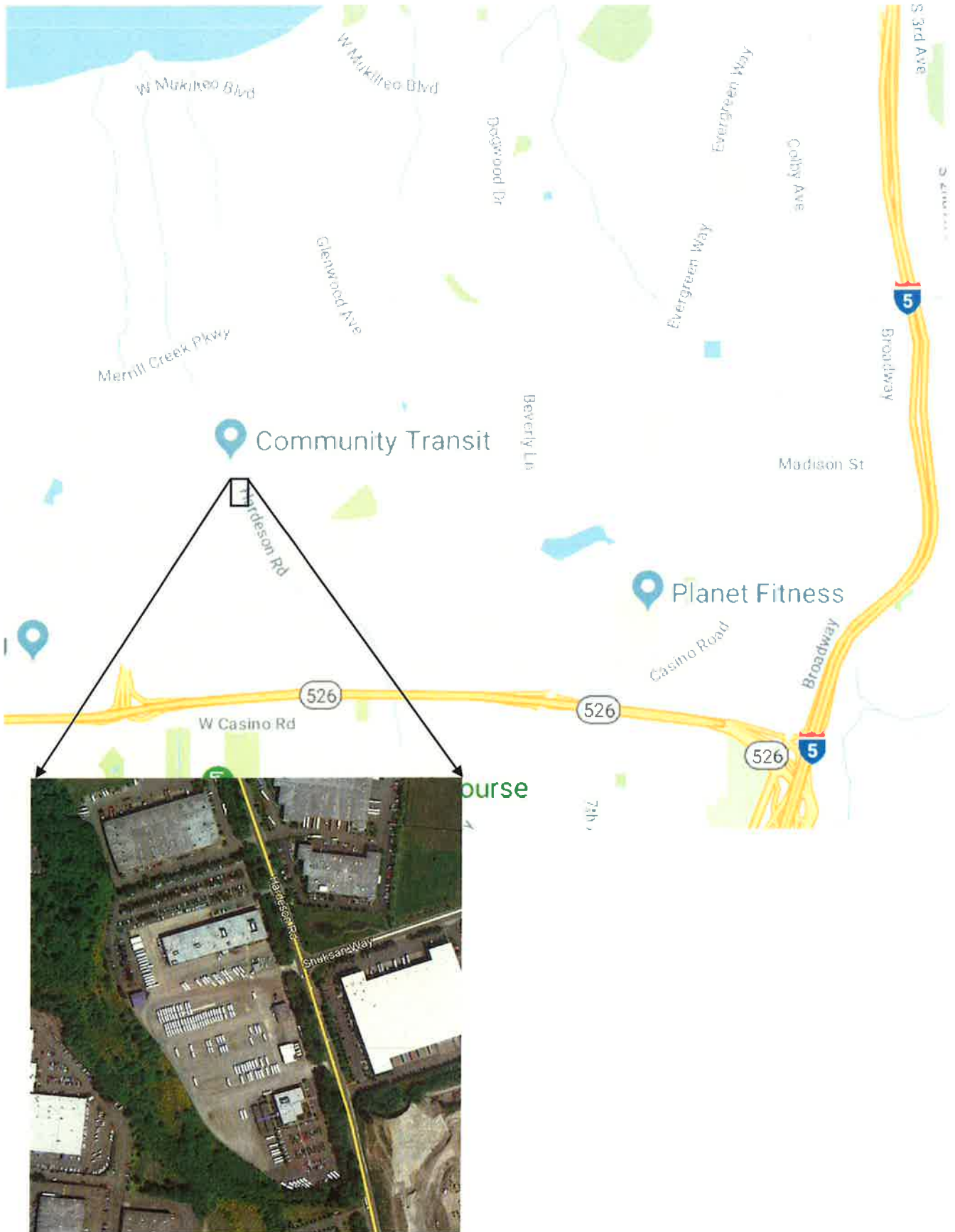
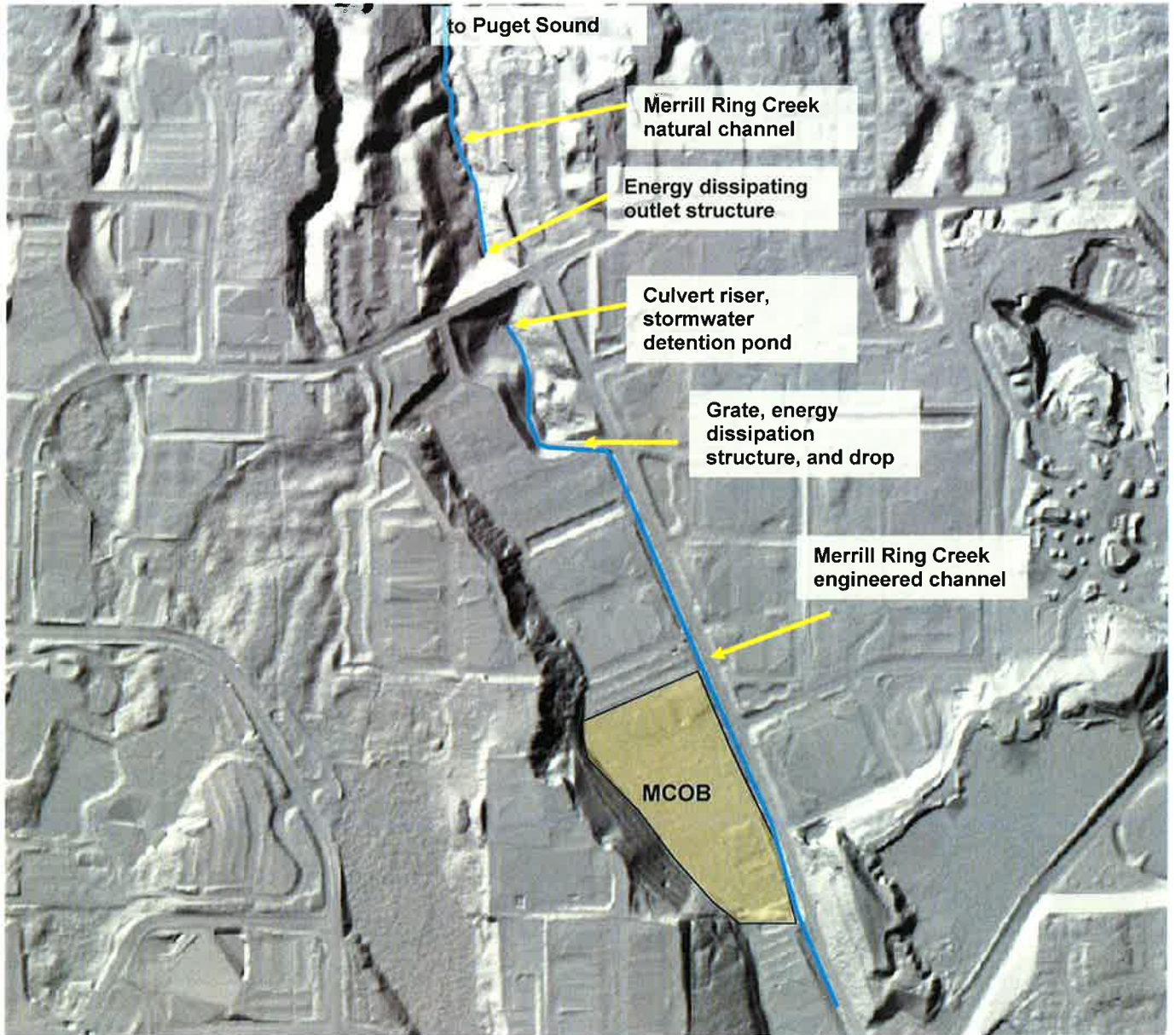


EXHIBIT - LIDAR figure of MCOB depicting landscape and water management features



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)? **2%**
 - 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. **The site is paved with asphalt and concrete. The previous use of the site was a gravel borrow pit. Dense fill material including sand and till comprise the first 10-13 feet below grade.**
 - d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No, unstable soils that existed as a result of the abandoned and reclaimed borrow pit have been engineered and drainage is managed by flexible pipes that drain overland flow from terraced areas.**
 - 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.
Approximately 18,000 SF of fully paved existing parking lot will be converted to Maintenance Building Expansion area. Approximately 124,000 SF of asphalt in the existing employee parking lot will be resurfaced to include a 10" thick concrete over 6" gravel base course to function as bus parking. Additionally, excavation will be required for a new 7' x 60' x 116' stormwater vault within the resurfaced concrete area in the North parking lot. Total estimated excavation for the project is 6,000 CY. Backfill will be clean, engineered fill material, and reinforced concrete (Stormwater Vault).
- Stormwater vault and quantity**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **It is not anticipated that erosion would occur as a result of this project.**
 - g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **There will be no new additional impervious surfaces added as part of the project.**
 - h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Construction Best Management Practices (BMPs) will be in place for risks of erosion. Anticipated BMPs include silt fencing or coir logs in areas where construction storm water will be generated.**

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. **Construction equipment exhaust and paint for**

parking area striping could generate emissions during project construction. After construction, the site will continue to operate as a bus maintenance and storage facility, with associated vehicle emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **There are no anticipated off-site sources of emissions that may affect the project.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Construction vehicles and equipment will be turned off when not in use to the extent practical. Unnecessary idling during construction will be minimized. Contractors will be encouraged to use Ultra-Low Sulfur Diesel Fuel. Water spray will be used to keep dust to a minimum as needed.**

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. **Merrill Ring Creek borders the eastern property edge and is a seasonal stream at this segment of the stream and upstream.**
- 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, the work will be located adjacent to Merrill Rink Creek within the existing developed area and existing outfalls of the facility.**
- 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. **None.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Existing outfalls are within the 100-year floodplain.**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **None.**

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.**
- 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. **None.**

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 runoff comes from the roof of the building addition and from the areas of existing paving which are being resurfaced as part of the project. Roof runoff is collected and conveyed in downspouts which tie into the existing conveyance system that discharges the runoff to Merrill Creek. The roof runoff is non-pollution generating. The runoff from the pavement area is collected in catch basins and will be conveyed to a new flow control vault. From the vault, the water quality storm is conveyed to the existing wet vault and storm filter system prior to discharging to Merrill Creek. Excess flows will be pumped to an existing onsite outfall to Merrill Creek.**
 - 2) Could waste materials enter ground or surface waters? If so, generally describe. **None.**
 - 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **Locations of discharge remain the same but the rate of discharge will be reduced due to the new flow control vault installed as part of the project. Water quality flows will remain the same as the existing flows.**
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **With the addition of a flow control vault, this project is anticipated to improve the effectiveness of the stormwater management system.**

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? **A small amount of vegetation will be removed in areas where the current asphalt parking lot is resurfaced with concrete pavement.**

- c. List threatened and endangered species known to be on or near the site. State and federal species distribution databases were examined and there are no known threatened or endangered species in the project area. **Based on review of state and federal species distribution databases, there are no known threatened or endangered species known to be on or near the project area.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **In project areas where landscaping is disturbed due to construction, Nootka rose and salmonberry, with weed free native grasses in areas will be utilized to the extent feasible.**
- e. List all noxious weeds and invasive species known to be on or near the site. **Himalayan blackberry and scotch broom.**

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. **Songbirds, crows, gulls, heron (downstream), hawk**

mammals: **None observed. Deer and small mammals are presumed to use stream corridor and adjacent uplands**

fish: **Non-fish bearing water adjacent to property. Coho and searun cutthroat are present 4,000 feet downstream of the project site.**

- b. List any threatened and endangered species known to be on or near the site. **The Natural Heritage Program database was examined and there are no known threatened or endangered species in the project area.**
- c. Is the site part of a migration route? If so, explain. **The site is considered part of the Pacific Flyway used by migratory birds.**
- d. Proposed measures to preserve or enhance wildlife, if any: **Native vegetation will be planted in disturbed areas to the greatest extent feasible.**
- e. List any invasive animal species known to be on or near the site. **None.**

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 and natural gas will be utilized in the building expansion for heating and lighting.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **The project is not anticipated to affect the potential use of solar energy by adjacent 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: **None.**

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. **The paint booth will contain paint and paint prep materials that could pose an environmental health hazard. These conditions currently exist on-site and will not increase as a result of the project.**
- 1) Describe any known or possible contamination at the site from present or past uses. **No known contamination exists from the present or past uses. Normal operations include a potential fuel and/or lubricant leakage from buses. Surface runoff is filtered through the stormwater treatment system.**
 - 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.**
 - 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. **Paints and solvents associated with paint booth and body shop and fuel and lubricants associated with a bus operations and maintenance facility will be stored and used at the facility.**
 - 4) Describe special emergency services that might be required. **None are anticipated. Work plans for the project will contain contractor-developed safety plans whereby safety practices and special emergency services will be described. MCOB's emergency services plan should cover any circumstances the project encounters.**
 - 5) Proposed measures to reduce or control environmental health hazards, if any: **Potential dust from dirt movement or grading will be managed by construction BMP's. Notification to employees of the type of work to encountered will be announced prior to work beginning. In addition, a new paintbooth will be installed in the body shop portion of the building, replacing an old paint booth which will decommissioned. The new paint booth is fully enclosed and exhaust air will be filtered prior to discharge.**
- b. *Noise*
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**
 - 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. **Construction noise from construction equipment will occur during active construction in accordance with City of Everett construction hours. During and after construction, the site will continue to operate as a bus yard and transit facility, with associated vehicle and traffic noise. The completed project will not increase the amount of noise from existing levels.**

- 3) Proposed measures to reduce or control noise impacts, if any: **None. The equipment being used would fall in similar decibel ranges (80-90 dB) experienced by city buses which can be 70-90 dB or more when accelerating. Outdoor MCOB staff manage these ambient noise impacts under OSHA standards and equipment used will fall under standard construction tolerances.**

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 current use of the site is a bus operations and maintenance base for Community Transit and this use will remain the same as a result of the project. Adjacent properties consist of industrial uses. The project is not anticipated to affect current land uses on nearby or adjacent properties.**
- 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. Prior to the bus operations and maintenance base for Community Transit, the project site was a gravel pit.**
- 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. **The project site includes maintenance and operations buildings, an administration building, fuel shed and vault, storage facilities, bus wash, and above-ground fuel storage tanks.**
- d. Will any structures be demolished? If so, what? **Two small metal sheds will be demolished to allow construction activities to occur.**
- e. What is the current zoning classification of the site? **M2 Heavy Manufacturing**
- f. What is the current comprehensive plan designation of the site? **5.1 Heavy Industrial**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **The west boundary of the property is classified as a steep slope and the stream along the eastern boundary of the property is classified as a stream by the City of Everett.**
- i. Approximately how many people would reside or work in the completed project? **Approximately 700-800 employees work on site (currently) and will continue to after the project is complete.**

- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None.**
- l. L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Current use of the facility will remain the same as a result of the project.**
- 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. **None.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None.**
- c. Proposed measures to reduce or control housing impacts, if any: **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? **That existing MCOB building is 31 feet tall.**
- b. What views in the immediate vicinity would be altered or obstructed? **No views would be altered or obstructed as a result of the project.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None.**

11. *Light and Glare*

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **No light or glare is anticipated to be produced as a result of the project.**
- 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.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None.**

12. *Recreation*

- a. What designated and informal recreational opportunities are in the immediate vicinity? **None.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **None.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None.**

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.**
- 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 Washington Information System for Architectural and Archaeological Records Data system was accessed. The environmental factors pertaining to Archaeological Resources indicates a low risk of occurrence near the project site.**
- 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. **Should any cultural resources be identified within the project area during the construction, work will cease in that area and a professional archaeologist would be notified immediately and a site protection plan will be developed. Cultural resources are not anticipated on this site as the project is being constructed within previously disturbed soil.**

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 project site is served by Hardeson Road.**
- 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? **The project site is served by Community Transit and Everett Transit.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Approximately 215 vehicle parking spaces will be relocated to the southern end of the site. Overall, no parking spaces will be created or eliminated as a result of the project.**
- 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). **None.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **None.**

- 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? **An estimated 126 vehicular trips per day would be generated by the completed project. Peak volumes typically occur 6am-8am and 1pm-3pm. A traffic analysis was conducted in October 2020 using historical and on site data along with extrapolation techniques accounting for COVID-19 impacts to determine these values.**
- 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. **None.**
- h. Proposed measures to reduce or control transportation impacts, if any: **Alternate exit/entry routes and protocols to access the facility will be developed for construction. Center turn lanes exist at all entry/exits to the project site and disruption to Hardeson Road traffic is not anticipated.**

15. Public Services

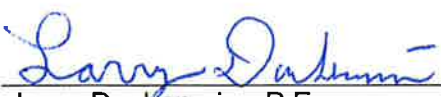
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **None.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____ **Electricity, Natural gas, water, refuse service, telephone, sanitary sewer, internet**
- 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. **No additional utility services are needed as a result of the project.**

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:	_____ Larry Daubenmire, P.E.
Position and Agency/Organization:	_____ Project Manager, Community Transit
Date Submitted:	_____ December 15, 2020