



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: [\[help\]](#)

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: *Cobble Hill Subdivision*
2. Name of applicant: *Cobble Hill LLC (Attn: Matt Anderson & Tim Albers)*
3. Address and phone number of applicant and contact person:

*Matt Anderson
6003 29th Ave NE, Seattle, WA 98115
Ph 206-852-1279*

4. Date checklist prepared: *12/20/2019*
5. Agency requesting checklist: *City of Sultan*
6. Proposed timing or schedule (including phasing, if applicable):

It is anticipated that the project subdivision infrastructure development will commence in the spring / summer of 2019. Construction will proceed as a phased development (2 phases).

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

No (2 phased development build-out).

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

- *Critical Areas Determination Report dated 10/25/2019 by Wetland Recourses Inc.*
- *Geotechnical Engineering Report dated 12/12/2019 by Materials Testing & Consulting, Inc.*
- *Hydrogeologic Site Evaluation Report dated 12/16/2019 by Northwest HydroGeo Consultants.*

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.

No

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

- *Preliminary and final plat approvals*
- *SEPA Determination*
- *Clearing and grading permits*
- *Utilities, road and storm drainage approvals*
- *WSDOE National Pollutant Discharge Elimination System (NPDES)*
- *Building permits*

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.)

Proposed 115 lot single family residential subdivision (detached dwellings) on 24.893 Ac site fronting 124th Street SE located approx. 3,100 LF west of Sultan Basin Rd. Subject property is zoning Moderate Density Residential. The project build-out is proposed to be constructed over 2 phases

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.

Site fronts 124th Street SE located approx. 3,100 LF west of Sultan Basin Rd within the SE ¼ of Section 29, Township 28 North, Range 8 East, Snohomish Co (Tax Parcel No. 280829-00200600)

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

The site area totals approx. 24.8 acres. The properties is mostly undeveloped property currently occupied by a former single-family residence at the far south end of the parcel. The site is generally used for animal grazing land, powerline construction, and forested area. Topography across the site is described as having relatively flat terraced terrain that is lined by slopes that descend to a flat prehistoric river channel below. The vegetation across the site is somewhat variable. The majority of the north end of the site is heavily forested with second-growth Douglas fir trees with an understory of vine maple trees and ferns. In the immediate vicinity of the BPA Powerline is a somewhat maintained area with grass and brush that has been deforested in the past

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

Approx. 40%

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 USDA NRCS Web Soil Survey maps the project area to have three different soils profiles. The majority of the project area is mapped as Everett very gravelly sandy loam with 0% to 8% slopes. Soils at the western and northwestern edge of the site are mapped as Tokul-Winston gravelly loams with 25% to 65% slopes. The far north end of the site is mapped as Ragnar fine sandy loam with 0% to 8% slopes. The project geotechnical report provides a detailed soil investigation analysis.

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

No. Professional geotechnical report was completed and found no indications of instability on the site.

- 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.

Approx. 22 acres will be subject to grading activity. There will be site grading for the proposed roads, lots and future home sites. Quarry spalls and gravel will need to be imported for roadway construction. The grading earthwork quantity is estimated to be approx. 23,400 CY over the full project build-out.

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

Yes construction erosion is possible, however engineered erosion and sediment control plan with BMP's will be provided to mitigate any potential erosion.

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

Approx. 50%

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

Multiple runoff and source control BMPs will be implemented in accordance with WSDOE 2019 Stormwater Management Manual for Western Washington.

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.

Exhaust from heavy-construction equipment anticipated during site work – no emissions anticipated after site prep is completed.

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

No off-site emissions or odors are known currently or will be present.

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

None.

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

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.

No

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 (not applicable).

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.

No. Surface storm water runoff will be treated and infiltrated to the underlying site soils.

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.

No

- 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.

Roof runoff will be routed to individual lot infiltration system BMPs (full on-site infiltration). Driveway and road runoff will be routed to engineered stormwater collection and treatment BMPs (wet pond and infiltration pond) to treat and fully infiltrate stormwater runoff (full infiltration).

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

Runoff containing small amounts of automotive discharges could potentially enter the storm drainage system. This potential will be mitigated by the proposed stormwater treatment BMPs.

- 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:

Engineered flow control and water quality treatment BMPs shall be implemented in accordance with WSDOE and City requirements.

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?

The majority of the site is second growth forest area with areas of brush and pasture. The lot and road areas of the site will be cleared for the proposed development.

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

None to our knowledge.

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

Landscape plan proposed to provide street trees, landscape areas and related enhancements.

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

None to our knowledge.

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:
 fish: bass, salmon, trout, herring, shellfish, other _____

Eagles, hawks, songbirds, deer.

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

None to our knowledge.

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

Like most of western Washington, this site is part of bird's seasonal migration routes

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

None

- e. List any invasive animal species known to be on or near the site.

None to our knowledge

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.

Homes are to be heated via gas and electricity based on utility availability.

- 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:

All homes will be constructed to comply with current building codes for efficiency.

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.

Residential plat with no hazards are anticipated.

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

Potential former on-site septic 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 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.

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

Standard law enforcement, fire and ambulance service commensurate with residential subdivision construction is all that will be required.

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

Development and construction shall be completed in accordance with all applicable building codes and standards.

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.

Short term construction equipment noise would be present during the site prep portion of construction.

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

All heavy equipment used will be properly maintained and muffled, and construction would only take place during permitted working hours.

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 site is located in the northern limits of Sultan and is generally undeveloped with sparse residential use and increasing population density to the south. No adverse effect to adjacent properties is anticipated.

- 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?

Not to our knowledge.

- 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:

Not to our knowledge.

- c. Describe any structures on the site.

Former single family home pad with associated out-building (small garage / shop).

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

Yes, small existing shop building on the site will be demolished.

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

Moderate Density Residential (MDR).

- f. What is the current comprehensive plan designation of the site?
Moderate Density.
- 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 a critical area by the city or county? If so, specify.
Yes, the subject property is located within a critical aquifer recharge area and is designated as a high aquifer vulnerability area.
- i. Approximately how many people would reside or work in the completed project?
Based on 115 single-family dwelling units, with estimated 3.5 capita per household, equates to approx 403 people.
- 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:
Development shall be completed in compliance with City zoning standards
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Not applicable.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
115 homes will be constructed (middle income housing anticipated).
- 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:
Not applicable.

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?
Homes will comply with City height restrictions and any covenants and restrictions proposed for the Homeowners Association

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

Not anticipated.

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

Covenants and restrictions shall be proposed per Homeowners Association.

11. Light and Glare

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

Standard street lights and residential lighting for safety will be all that is visible during hours of darkness.

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

No known views will be impacted by the residential lighting.

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

Not anticipated.

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

Not applicable.

12. Recreation

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

City parks in local vicinity.

- 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:

Proposed recreational in-lieu fees to be paid to the City in accordance with City development standards and/or impact fees paid to the City for parks.

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.

No.

- 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.

Not to our knowledge.

- 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.

Preliminary historical property review and SEPA notification to public agencies.

- 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.

Not applicable.

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.

Roadway access point to 124 St SE is proposed. The development is located along the north side of 124th Street SE, located approx. 3,100 LF west of Sultan Basin Road. Refer to Traffic Impact Analysis report completed by Gibson Traffic Consultants.

- 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?

Transit service is available at SR-2 approx 1.5 miles to the south to our knowledge.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Two spaces per residential lot.

- 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).

Project will provide new on-site public roads to be constructed in accordance with City development standards. Road improvements are also proposed to 124 St SE as required to serve the project.

- 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?

Based on 9.57 trips per day, the 115 lots would generate approx. 1,100 trips per day with peaks occurring at am/pm weekday commute times.

- 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:

Traffic impact fees shall be paid to the City per development regulations.

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.

Increase in public services will be commensurate as with any typical new single family detached residential project.

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

Mitigation fees shall be paid to the City per development regulations

16. Utilities

a. Circle utilities currently available at the site:

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

c. 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.

- Sewer: City of Sultan
- Water: City of Sultan
- Electricity: Snohomish County PUD #1
- Telephone: Verizon
- Cable: 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 _____ Neil Latta, PE _____

Position and Agency/Organization _____ Latta Engineering, PLLC _____

Date Submitted: _____ 12/20/2019 _____

D. supplemental sheet for nonproject actions [\[help\]](#)

(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.