



SEPA ENVIRONMENTAL CHECKLIST

DAISY GROVE SUBDIVISION

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: **Diasy Grove Subdivision**
2. Name of applicant: **Acme Homes LLC (Attn: Robert B. Cumming)**
3. Address and phone number of applicant and contact person:

Contact Person:

Kristi Kyle

Acme Homes LLC

10211 180th Street SE

Snohomish, WA 98296

Cell: 425.361.5914

Email: Acmekristi@gmail.com

Applicant:

Robert B. Cumming

Acme Homes LLC

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Snohomish, WA 98296

Cell: 425.361.5914

Email: Acmekristi@gmail.com

4. Date checklist prepared: **November 11, 2020**
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 2021. Construction will be processed as a single phase development.

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

No. (Single phase development build out)

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

Geotechnical Engineering Report dated July 10, 2020, by Nelson Geotechnical Assoc, Inc.

Critical Area Report, dated October 2, 2020 by B & A Inc.

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

No

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

- Preliminary and final plat approvals**
- SEPA Threshold Determination**
- Clearing and grading permit**
- Utilities, road and storm drainage approvals**
- WSDOE National Pollutant Discharge Elimination System (NPDES) Permit**
- 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 33 lot single family residential subdivision (detached dwellings) on 4.81 acre site fronting on Sultan Basin Road. Subject property is zoned Moderate Density Residential (MDR).

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 is located at 13409 Sultan Basin Rd, Sultan WA 98294. Site fronts on Sultan Basin Road. Parcel is rectangular in shape and covers approximately 4.81 acres in area with an existing single-family residence, detached garage. Tax parcel number is 280833-002-005-00 within Section 33, Township 28, Range 08 East, 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 _____

The site totals approximately 4.81 acres. The property is mostly pasture occupied by a single family residence and associate out buildings. Topography across the site is described as having relatively flat terrain that contains grass covered yard areas, landscaping, and a few young mature trees generally surrounding the existing site structures, while the remaining lot is used as horse pasture.

b. What is the steepest slope on the site (approximate percent slope)? **Approx. 2-8%**

- 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.

Soils on the project site consist of surficial topsoil with competent, native glacial soils. See Getotech Report.

- 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.

Approximately 4-5 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 is estimated to be approximately 6000 cubic yards over the full project build out.

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

Construction erosion is possible, however engineered erosion and sediment control plan with Best Management Practices 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)?

Approximately 50-75%

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

Project will be constructed in accordance with the WSDOE 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 in 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.

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.

None

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.

Some local diversion may occur do the road construction. The project will not divert nor change the current surface water drainage pattern currently leaving the site. See drainage report for more information.

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.

Wastewater will be discharged into the Cityo f Sultan’s sewer system. It is not anticipated for any waste materials to discharge to the surface waters. See grading plans and drainage report prepared by Omega Engineering.

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.

Through the construction of residences and driveways, the existing runoff pattern will be locally modified. Runoff from the proposal would be generated by building roofs, driveways, and other impervious surfaces. For treatment, detention, infiltration or water quality please see the drainage report, prepared by Omega Engineering.

- 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 and any potential will be mitigated by the proposed stormwater 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:

Temporary erosion control devices would be installed during construction. See engineers report for water quality and water runoffs. The moderate permeability rate provides that surface, ground and runoff water impacts will not occur. Contractor

will be required to adhere to a TЕСP, BMPS, SWPPP and any other conditions imposed by the city.

4. Plants

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

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

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

Vegetation within the site consists of a few young mature deciduous trees within grass pastures. 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:

Landscaping grass will be provided within the required road landscape strips.

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 (to be removed) 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 low 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 occur during city permitted work 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 near the northern City limits just south of 132nd Street SE and contains a single family residence. Property directly to the north has been

developed and contains the plat of Daisy Crossing. There is increase in population to the west and east contains the plat of Daisy crossing and City open space.

- 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.

Single family residence, garage and associated out buildings

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

Yes, all existing structures will be removed as part of this development.

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

Moderate Density Residential (DMR)

- 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.

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

Based on 33 single family dwelling units, with estimated 3.5 capita per household, equates to approximately 115 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.

33 homes will be constructed (middle income house anticipated)

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

One middle income single family residence will be removed.

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 covenant restrictions proposed for the homeowners association.

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

None.

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

Covenants and restrictions shall be proposed per CCRs.

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?

None 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 recreation in-lieu fees to be paid to the City in accordance with development standards and/or impact fees paid to the City of Sultan 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 Sultan Basin Road proposed and a connection to the north to the plat of Daisy Crossing.

- 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 1.3 mile 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 of Sultan development standards. Road improvements are also proposed

along the site frontage along Sultan Basin Road as required to serve the proposed plat.

- 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?

Bason on 9.57 trips per day, the 33 lots would generate approximately 316 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 development.

- 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 (well), refuse service, telephone, 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.

Sewer: City of Sultan
Water: City of Sultan
Electricity: Snohomish County PUD #1
Gas: Puget Sound Energy
Cable: Frontier/Comcast
Refuse: City of Sultan

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: Kristi Kyle

Name of signee Kristi Kyle

Position and Agency/Organization Acme Homes LLC

Date Submitted: 11-11-2020