

## **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*** [\[HELP\]](#)

1. Name of proposed project, if applicable:

Stoneridge Cluster Subdivision

2. Name of applicant:

Canyon Development Company

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

13110 NE 177<sup>th</sup> PI #202  
Woodinville, WA 98072  
206-679-5131  
c/o Bill Hegger

4. Date checklist prepared:

07/12/2022

5. Agency requesting checklist:

City of Sultan

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

Preliminary Plat Fall of 2022.  
Plat construction Spring of 2023.  
House construction Fall of 2023.

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

Tract 991 has been set aside for potential future development.

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

Geotechnical Report by Earth Solutions NW  
Critical Area Study by B & A, Inc  
Preliminary Drainage Report by Harmsen, LLC

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 Plat Approval – City of Sultan  
Public Works Construction Permits – City of Sultan

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The applicant proposes to create a Cluster Subdivision of the 34.4 ac site with 170 Single-Family Residential lots in three clusters. Lots will conform to code and be no less than 2,700 sq. ft. as required by the City of Sultan in a Cluster Subdivision.

The site is currently forested, or cleared for residential and agricultural uses with two residences. Access is from the south via 132<sup>nd</sup> St, and from the west via Sultan Basin Rd.

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 proposed project is located at:  
32505 & 32625 132nd St SE, Sultan, WA 98294

Tax Parcel Numbers: 280828-003-021-00, 280828-003-012-00, 280828-003-010-00, 280828-003-024-00, 280828-003-009-00

Section 28 Township 28 Range 08 Quarter

The Preliminary Plat coversheet acts as our site plan for all of our permit types.

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

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)?

There are two stream corridors whose side slopes range from 30-80%. The development areas of the site area generally 5-15%.

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.

The geotechnical report indicates topsoil lying over silt with some gravel lenses. This is not agricultural land of significance. The site soils will be graded for the development but will largely remain.

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

There are steep slopes on-site. The geotechnical report has indicated slope buffers for the protection of stability.

- 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.

The purpose of the project grading is to prepare the site for development. For road and infrastructure, the project proposes roughly 13,500 cubic yards of cut, 10,500 cubic yards of dirt fill, and 3,000 cubic yards will be exported (note: for purposes of SEPA, the quantities have been expanded by 50% of that of the plans to account for potential revisions to the grading during final design). The total area will be approximately 19.5 acres including the future residences.

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

While erosion could always occur, best management practices will be utilized to avoid any potential erosion as a result of clearing, construction, or use. Fill materials shall be stabilized in such a manner that it is resistant to erosion.

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

Approximately 40%.

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

The final design will include a Surface Water Pollution Prevention Plan (SWPPP) and Narrative that details methods for controlling erosion during construction. The plan will implement Best Management Practices (BMPs) from the Drainage Manual for control of construction runoff.

## 2. Air [\[help\]](#)

- 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.

Traditional construction activities are expected; This will include exhaust from vehicles associated with a construction site, dust kick up, volatile carries from paints or adhesives may be present in small quantities, however, any emissions to the air are expected to be managed via best management practices.

After construction, traditional residential emissions such as exhaust from vehicles, heating furnaces or water systems are to be expected. Bar-be-ques, fireplaces, cigarette smoke or vape may accompany residential use.

Pollens from landscaping may also be present.

No quantities are defined, but all quantities are expected to be small and typical for this type of activity in this type of zoning.

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

No off-site sources of emissions or odors has been identified.

The project area is situate approximately 0.9 miles north of US 2, and approximately 1.0 mile northeast of downtown Sultan, therefore any emissions related to the City of Sultan or US 2 were not included in this analysis.

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

BMPs from the SWPPP will be used to control construction emissions. Vehicles emissions are controlled by state and federal requirements. Heating and other household emissions will also follow governmental requirements.

### 3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, a Type F stream runs through the center of the parcel from west to east with a second located in the northeast corner of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

3)

All development within 200 ft of the onsite stream will follow protocol outlined in the City of Sultan Municipal Code.

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.

No.

b. Ground Water: [\[help\]](#)

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. This site is served by a municipal water system.

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. This site is expected to be a residential development and is served by a municipal, sanitary sewer system.

No commercial, industrial, farm or agricultural production or waste is expected.

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.

Two streams run through the site, however these are within wetland setbacks and not a part of the on-site stormwater collection and control

Upstream areas to the northwest will be intercepted at the boundary line and discharged to their natural release point.

For the development drainage, the source of runoff is direct precipitation. Stormwater will be collected in roof drains and street catchbasins, conveyed to treatment systems and detained in underground vaults for release to the downstream system. Details are provided in the preliminary drainage report.

Ultimately, flow from the site enters the stream system that leaves the site to the east and southeast; ultimately ending up in the Wagleys Creek and then the Skykomish River.

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

Yes, runoff subject to vehicle traffic can pick up oils, grease and heavy metals while that from landscaped/lawn areas can accumulate fertilizers. .

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

The release of water from the site will occur in the existing downstream system/basin.

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

The development will meet the requirements of the City of Sultan drainage standards for the control of developed runoff. This will involve collection, treatment, detention and release to the property downstream system.

#### 4. **Plants** [\[help\]](#)

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:

other types of vegetation

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

Trees, Shrubs, and Herbaceous vegetation will be removed or altered for this development. Removal and alteration of vegetation will be limited to the minimum amount required for development as designed.

- 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:

Landscaping and vegetation enhancement will be outlined in the Critical Area Study, and Mitigation Plan for buffer areas.

Lawn landscaping typical of residential sites will be on each lot.

The plat requires recreational space and these spaces will be landscaped.

Finally, street trees will be used in the street planters.

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

Rubus armeniacus (Himalayan Blackberry) is known to be on-site.

## 5. **Animals** [\[help\]](#)

- 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: coyote, domestic pets, rodents, rabbits

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

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

Washington Department of Fish and Wildlife have mapped the Western Pond Turtle in the Township. No turtles have been observed on-site to our knowledge.

The onsite stream has been mapped as "Gradient Accessible" to Threatened Salmonids, however, presence has not been confirmed.



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

All of Washington, including the subject parcel, is part of the Pacific Flyway.

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

Buffers on critical areas will be provided per code. By leaving the stream corridor and wetland connected, wildlife and their habitat will be preserved.

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

None known.

## 6. **Energy and Natural Resources** [\[help\]](#)

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 is expected to be the principal energy source.

Traditional resources for residential use are expected for the future development. No manufacturing use is anticipated.

Building permit review will require energy efficient products.

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

No negative impact for solar use anticipated.

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:

Energy efficiency compliance is required. As this is new construction, common household fixtures will be modern and more efficient such as low flow toilets and shower heads, LED lighting, and better heat and sound insulation.

## 7. **Environmental Health** [\[help\]](#)

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 use will be standard residential. No large scale storage of health hazards is anticipated.

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.

Products common to the task are expected, but in task specific quantities rather than in bulk. Fuels, paints, fertilizers, solvents, etc.

Fuel oils and lubricants are anticipated, but are also expected to be serviced from temporary/visiting service vehicles rather than from onsite storage.

Concrete discharge onsite is not allowed unless in a container created for such purposes, and the discharge must be hauled to a proper waste facility.

During the development construction, task specific quantities of such products are also expected, bulk storage is not expected. Various construction products include volatile gases or fumes that may be toxic, flammable or both.

Landscaping materials such as fertilizers are also expected, but in task specific quantities.

This is not a manufacturing, industrial, agricultural or farming facility.

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

No Special emergency services are anticipated. Common emergency services per local Police and Fire are expected to be more than adequate.

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

Typical OSHA and L&I standards are required to be met. During construction, the SWPPP Narrative will discuss storage and control of construction related hazards.

*b. Noise*

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

Existing noises are not expected to impact the project.

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: Construction sounds from vehicles, motors, generators, pneumatic nailers, saws, materials dropping and ghetto blasters, some traffic. Construction hours are limited per City Code.

Residential occupancy: Some traffic, lawn mowers, kids playing.

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

Construction hours are limited per City Code.

Once the buildings are roofed and enclosed, most of the construction noise will be inside the building.

Residential noises are expected to be similar to that of the local area and zoning.

#### **8. Land and Shoreline Use** [\[help\]](#)

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 surrounding area is single-family residences with pasture, forest, or cropland. On the site, ground cover to the northeast is forest, and to the southeast it is forest with some clearing for a residence. The southwest corner is pasture grasses while the northwest is a mixture of pasture and scrub brush.

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.

Existing structures on the parcels include a 1920 farmhouse in good condition, a 1974 single-family residence;

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

Existing structures will be removed. Two residences and several outbuildings (garage, barn, shed)

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

Medium Density Residential

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

Site is not on the current maps as the property was recently annexed.

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.

Yes: A small emergent wetland is at the north of the site as a result of artesian runoff from the well house. A large manmade pond is in the middle of the site. Other small narrow wetlands, too small to flag are along and in the stream, except for one at the south east corner. All of these wetlands have buffers smaller than the stream buffer and will be protected and a fish stream have been mapped on the site by the County.

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

At 2.5 persons per household, the site will house 425 people.

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

2 single family residences will be removed. At 2.5 persons per house, 5 would be displaced.

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

Replacement of the 2 removed single family structures and addition of 168 more.

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

The project will comply with City of Sultan code for density, lot size, etc.

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

This project lies within the City limits and has no foreseeable impact on agricultural or commercial forest use.

**9. Housing** [\[help\]](#)

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

The ultimate development will create 170 lots in a Cluster Subdivision. According to Code, 12 units is the maximum allowed per acre.

The income level of the prospective occupant is not yet predicted.

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

Two single family structures will be removed.

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

The proposal is to provide 170 single family lots.

**10. Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Height will be limited by zone to 35 ft above grade. Exterior and finishes are not yet conceived but must be per City codes and reviews.

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

The trees and pasture will be removed in the area of development and replaced with roads and housing. No off-site views in the immediate vicinity are expected to be altered or obstructed. Ultimate development will be residential and among other, neighboring residential uses.

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

Building plans must not only pass City reviews, but are also intended to be desirable and pleasant to live in and call home. Aesthetics of the ultimate development are expected to promote land value and occupant satisfaction.

**11. Light and Glare** [\[help\]](#)

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

Traditional light and glare from similar residential structures would be expected such as

light from windows, landscape features, security lights or street lights, and headlight shine from cars. Glare would be expected from glass windows of the building or vehicles under the proper circumstances, but of no anticipated consequence.

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

None is anticipated.

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

None is anticipated.

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

Aside from street lights, existing or as may be required, onsite lighting is expected to illuminate per code with little light noise escaping as can be practicably achieved. Light hoods or directional lighting may be used. Landscape lights, if used, are expected to be low power and decorative in nature. Any security lighting (residential grade, not shopping mall grade) is expected to illuminate parking and drive areas on-site and not shine outwardly.

## **12. Recreation** [\[help\]](#)

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

The City of Sultan has several parks including Osprey Park in the downtown.

Sultan Basin Road continues north in to forest land while SR 2 leads into the Mount Baker-Snoqualmie National Forest with many opportunities for recreation.

- 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:

The project will provide for Parks fees as well as providing internal recreation areas for the residents.

## **13. Historic and cultural preservation** [\[help\]](#)

- 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.

The residence near the man-made lake is listed as being constructed in 1974, 48 years in age. There is nothing to our knowledge that would make this an architecturally

significant structure. The other structures are various barns and out-buildings that are of unknown pedigree.

- 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 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 WISAARD Map was utilized to evaluate any potential impacts to cultural and historic resources on or 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.

The site has also been used consistently for residential and agriculture use and has experienced cutting, filling, watering, clearing, grading, and other development types that further decrease the chances of finding archaeological resources.

However, in the event a resource is found, the proper authorities will be contacted.

#### **14. Transportation** [\[help\]](#)

- 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 to the site is from the south and west via 132<sup>nd</sup> St and Sultan Basin Rd. Both are paved 2-lane rural roads typically supporting local traffic.

- 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?

No, neither 132<sup>nd</sup> St nor Sultan Basin Rd is served by public transportation. Area public transit is supported by the Park and Ride located on US-2 and 11<sup>th</sup> St, 1.4 miles south 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 parking count is 597 stalls, with 340 occurring in the garages of the residences and the others as off-street..

All of the existing parking will be removed. This is an undefined amount as specific parking for the residences is not delineated.

- 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).

Yes, the site will contain new public streets as well as frontage improvements along Sultan Basin Road and 132<sup>nd</sup> St SE. On-site roads will be in a 51 foot right of way and will consist of 28 foot of driving lane with 5 foot planter and sidewalks on each side. Frontage improvements for both fronting streets will be 18 feet of width from right of way center line to curb with a 5 foot planter and sidewalk in a 30 foot half street right of way.

- 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?

Using 9.57 Average Daily Trips (ADT) per lot; the ADT is expected to be 1,627 ADT.

This is residential use. Once construction is complete, the only commercial trucks anticipated would be UPS/FedEx or similar couriers and occasional moving or delivery trucks.

- 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:

Payment of traffic mitigation fees.

## 15. Public Services [\[help\]](#)

- 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.

Yes, the 170 residences will have need for public services as standard for a local plat.

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



Payment of mitigation fees as appropriate. Residents will be subject to various taxes in support of public services.

**16. Utilities** [\[help\]](#)

a. Circle utilities currently available at the site:  
**electricity, natural gas, water, 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:	Main line extensions, side sewers, and a pump station.
Water:	City of Sultan:	Main line extensions and services.
Electrical	Snohomish PUD	Main and services.
Gas	PSE	Main and services.
Telephone	Various	As needed.
Refuse	Republic Services	N/A

**C. Signature** [\[HELP\]](#)

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 Justin Pedersen

Position and Agency/Organization Planner / Harmsen LLC

Date Submitted: 10/14/2022

**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.