

SNOHOMISH COUNTY ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts of the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observation or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
Horseman's Trail PRD
2. Name of applicant:
Horseman's Trail LLC
3. Address and phone number of contact person:



Merle Ash/Land Technologies, Inc.
18820 3rd Avenue NE
Arlington WA. 98223
360-652-9727

4. Date checklist prepared:
August 4, 2005
5. Agency requesting checklist:
Snohomish County Department of Planning and Development Services
6. Proposed timing or schedule (including phasing, if applicable):
As soon as permitted.
7. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.
No Plans for further expansion or addition.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - ◆**This SEPA** ◆**Geotechnical Report**
 - ◆**Drainage Study** ◆**Wetland Reconnaissance 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.
No.
10. List any governmental approvals or permits that will be needed for your proposals, if known.
Preliminary Plat Approval, Construction Plan Approvals, NPDES, Forest Practice Permit, Grading Permit, and Right of Way Construction Permit.
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.)
Construct road and utility improvements for a 116-lot planned residential development on 22.92 acres.
12. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Please provide a legal description, site plan, vicinity map, and topography 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.)

Southwest of Picnic Point Road at 136th Place. Sections 32/33, Township 28N, Range 04 E in unincorporated Snohomish County.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site. (underline one) flat, rolling, hilly, steep slopes, mountainous, other:
- b. What is the steepest slope on the site (approximate percent slope)?
45 percent
- 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 prime farmland.
Vashon Lodgement till and Vashon Advance Outwash
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None on site. The Geotechnical report makes note of an area of unstable soils west of, and geotechnically isolated from, the project site.
- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
Roads and lots will be graded for construction. Estimated excavation is about 300,000 cubic yards and the site will be balanced for cuts to fills.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
If areas are graded and left unprotected during heavy rains, some soil erosion could occur in the form of localized rills with sediment lifting and being carried to a control point.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?
Asphalt roads, concrete driveways, and rooftops will cover approximately 38 percent of the site.
- h. Describe the proposed measures to reduce or control erosion or other impacts to earth, if any:
Best Management Practices will be employed to control erosion during construction. Polyacrylamide (fish friendly and EPA approved) will be used to

control sediment lifting if a unexpected wet weather pattern should set in during grading.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when project is completed? If any, generally describe and give approximate quantities if known.

Minute amounts of dust possible if grading during dry weather. Exhaust from equipment.

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

No.

- c. Describe proposed measures to reduce or control emission or other impacts to air, if any:

Water for dust control and emission control devices on equipment.

3. Water

a. Surface

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.

One offsite wetland approximately 80 feet from property, but 200 feet from graded areas.

2. Will the project require any work over 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.

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 waste materials, Sanitary Wastes discharged to Alderwood Water and Wastewater District and storm water will be treated before discharge.

b. Ground:

1. Will ground water be withdrawn or recharged? 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...; agriculture; 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.

Waste water to municipal sewer. No wastes to ground.

c. Water Runoff (including storm water):

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? Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water runoff from roads, lots, and driveways will be collected in a combination of CB/pipe, bioretention swales, infiltration systems, and rain gardens, supplemented by detention vaults, and routed east to Picnic Point Road or west to natural discharge location. Both flow into Picnic Point Creek. Please see Drainage Study by Land Technologies, Inc. for further details.

2. Could waste material enter ground or surface water? If so, generally describe.
Hydrocarbons from automobiles, herbicides, pesticides, and fertilizer excess from lawns.

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

Stormwater runoff impact will be minimized through the use of bioswales, rain gardens and infiltration systems described thoroughly in the Drainage Study.

4. Plants

- a. Types of vegetation found on the site:

Deciduous trees: **Red Alder, Black Cottonwood, Big Leaf Maple**
Evergreen trees: **Douglas Fir, Western Hemlock, Western Red Cedar**
Shrubs: **Salmonberry, Red Elderberry, Salal, Oregon Grape**
Grass:
Pasture:
Wet Soil Plants:
Water Plants:

- b. What kind and amount of vegetation will be removed or altered?
The site is 100 percent forested. 17 percent will be preserved as is, 36.5 percent will be designated open space and landscaped according to an approved landscape plan.
- c. List threatened or endangered species known to be on or near the site.
None.
- d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Native plants will be preserved within substantial clearing limits. Planting of graded slopes not associated with yards and recreation will include native plants. Areas adjacent to roads and buildings will be landscaped. All according to an approved plan designed by a professional landscape architect.

5. Animals

- a. Underline any birds and animals, which have been observed on or near the site or are known to be on or near the site:
Invertebrates:
Fish:
Amphibians:
Reptiles:
Birds: **Sparrows, robins, starlings**
Mammals: **Small rodents, mountain beaver, squirrels**
- b. List any threatened or endangered species known to be on or near the site.
None.
- c. Is the site part of a migration route? If so, explain:
Puget Sound is all part of Pacific Flyway, site has no specific migration route.
- d. Proposed measures to preserve or enhance wildlife, if any:
Wildlife habitat will be provided by preserved forest comprising 17 percent of the site, and 36.5 percent of the site is designated open space.

6. Energy And Natural Resources

- a. What kind of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed projects energy needs? Describe whether it will be used for heating, manufacturing, etc..

Electricity will be primary energy source for single family residences. Natural gas will be available at site.

- b. Would the 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?

Energy efficient construction for single family homes.

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:

No.

1. Describe special emergency services that might be required.

Only that associated with any single family home and construction of the proposed infrastructure.

2. What are the proposed measures to reduce or control environmental health hazards, if any:

Think Safety

- b. Noise

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

None.

2. What types and levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Grading and excavation equipment during development. Saws and hammers from carpenters when building homes.

3. Measures to reduce or control noise impacts, if any.

Work during daylight hours.

8. Land And Shoreline Use

- a. What is the current use of the site and adjacent properties?
The current use and adjacent use is single family residences.
- b. Has the site been used for agriculture? If so, describe
No.
- c. Describe any structures on the site.
No structures.
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
Residential, R-9600 for the west portion and R-8400 for the east portion
- f. What is the current comprehensive plan designation of the site.
Urban Low Density (4-6 DU per acre). Property is in the Southwest Urban Growth Area.
- g. If applicable, what is the current shoreline master program designation of the site?
NA
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify:
No.
- i. Approximately how many people would reside or work in the completed project?
116 single-family residences will provide homes for families.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement or other impacts, if any:
None.
- l. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plan, if any:
Application is per zoning and requirements of GMA

9. Housing:

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

116 single-family living units will be created. Houses will probably be built for middle-income families.

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

None.

- c. What are 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?

No structures proposed with preliminary plat application, building permits will specify types of single family homes.

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

None.

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

No significant impacts to control. Urban Growth area to anticipate low density single family housing.

11. Light And Glare

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

Night lights and house lighting. Reflections from cars on the few days there is sunlight and headlights at night.

- b. Could lighting 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. Describe the proposed measures to reduce or control light and glare impacts, if any:

Negligible light and glare will not need reduction measures.

12. Recreation

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

Informal recreational activities nearby could be walking or bicycling on roads.

- b. Would the proposed project displace any existing recreational uses? If so, describe:
No.
- c. Describe proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant:
Minimal impacts to recreation opportunities will not require measures to reduce or control impacts. New building permits will pay park mitigation fees.

13. Historic And Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe:
None.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site:
None.
- c. Proposed measures to reduce or control impacts, if any:
No impacts.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:
Site plans submitted with application. The site is accessed off Picnic Point Road via 136th Place SW.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No. The nearest transit stop is three miles away on Harbor Point Boulevard.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Each of 116 homes will have four off-street and two on-street parking spaces.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
Yes, a public road will service the plat per Snohomish County Standards.

- e. Will the project 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? If known, indicate when peak volumes would occur.
Average Daily Trips are calculated at 1,110 for 116 single-family homes and approximately 117 peak hour trips at 6:30 AM to 7:AM and 4:30 PM to 5:30 PM.
- g. Proposed measures to reduce or control transportation impacts, if any:
Pay SCC 30.66B Traffic Mitigation Fees and Washington Department of Transportation Fees.

15. Public Services

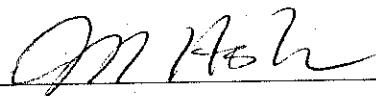
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools. Other)? If so, generally describe.
Only those associated with the addition of 116 single-family homes.
- b. Proposed measures to reduce or control direct impacts on public services, if any:
Impacts are planned for with the Urban Zoning.

16. Utilities

- a. Underline utilities currently available at the site:
Electricity, telephone, water, sanitary sewer, natural gas.
- 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:
**Snohomish County PUD to provide electricity.
Verizon to provide telephone.
Alderwood Water and Wastewater District-sanitary sewer and water.
Puget Sound Energy for Natural Gas.
All services are at the property and will only require onsite service connections.**

C. SIGNATURE

The above answers are true to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Date Submitted: 8/4/05