



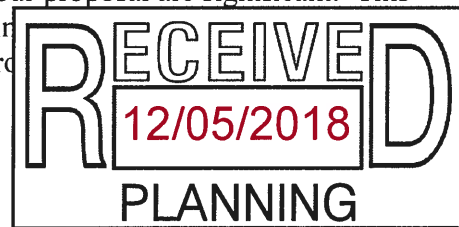
CITY OF SNOHOMISH

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STATE ENVIRONMENTAL POLICY ACT (SEPA) 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. 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 mitigation measures will address the probable significant impacts or if an environmental impact statement is required to further analyze the proposal.



INSTRUCTIONS FOR APPLICANTS [\[help\]](#)

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.

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.

Project #: 16-18-PRD	
Date: 12/5/2018	Staff Intake: KHH



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A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable:

Ludwig Road PRD

2. Name of applicant:

GSC Development, Inc.

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

Applicant: GSC Development, Inc. PO Box 1623 Woodinville, WA 98072	Contact Person: Maher A. Joudi, P.E. 620 7th Avenue, Kirkland, WA 98033 (425) 827-3063
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4. Date checklist prepared:

December 4, 2018

5. Agency requesting checklist:

City of Snohomish

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

Construction will start upon the receipt of all required building and construction permits. This is estimated to occur in the Spring 2019.

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

The Project is to construct site improvements for future construction of 29 single-family residences.

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

Full Drainage Report: D. R. STRONG Consulting Engineers Inc.
 Geotechnical Engineering Study: Earth Solutions NW, LLC.
 Wetland Reconnaissance and Impact Feasibility: Altmann Oliver Associates, LLC.
 Traffic Impact Analysis: Northwest Traffic Experts

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.

Not at this time.

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

SEPA Determination: City of Snohomish
 Preliminary Subdivision Approval: City of Snohomish
 Grading Permit: City of Snohomish
 Building Permit: City of Snohomish
 General Construction Stormwater Permit: Department of Ecology

Federal permit compliance with Clean Water Act including section 404 and 401.

Demolition 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.)

The Project proposes to subdivide three existing parcels (9.422 acres) into 29 Single Family Residence lots, along with access roads and tracts for open space and stormwater drainage. Plat construction will include clearing and grading, plat road construction, installation of storm drainage conveyance system and detention vault, water and sewer main extension and other utilities.

- 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 Site is located in the NE 1/4 of Section 12, Township 28 North, Range 5 East, W.M., at addresses 820 and 8130 Ludwig Road, Snohomish, WA. Parcel Numbers are as follows: 28051200301800, 28051200303700, and 28051200304900.

B. ENVIRONMENTAL ELEMENTS

1. Earth [help]

- a. General description of the site (circle one):
Flat, rolling, hilly, steep slopes, mountainous, other _____

Site topography descends to the west at between 5 and 8% slope, until nearing the west end of the site where there is a steep slope of 40% that drops down to the northwest, toward Cemetery Creek.

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

40% at northwest corner of the site.

- 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 soils on the Site are mapped in the Soil Survey of Snohomish County Washington, prepared by the U.S. Department of Agriculture, Soil Conservation Service and has classified the Site as the following:
Pastik silt loam, 0 to 8 percent slopes
Tokul gravelly medial loam, 0 to 8 percent slopes
Tokul-Winston gravelly loams, 25 to 65 percent slopes

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Proposed project includes wetland fill totaling 3,806 sq ft with mitigation including 5,814 sq ft creation and 22,500 sq ft wetland enhancement. Proposed buffer reductions total 3,542 sq ft with mitigation including buffer addition and enhancement.



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

Not to our knowledge.

- 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 site grading will be to construct the subdivision roads, utilities, and homes. The grading is intended to be balanced on Site; however, there is a possibility of importing select fill material from approved suppliers as well as exporting unwanted soils.

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

There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction; however, the Project will implement all required BMPs and comply with all applicable erosion control measures, short-term and long-term.

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

Total impervious surface will be approximately 40%.

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

A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: siltation fences, stabilized construction entrance, and other measures which may be required at the time of construction.

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.

Short-term emissions will be those associated with construction and Site development activities. These will include dust and emissions from construction equipment. The Project will not result in any known long-term air emissions.

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

Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

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

The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site, and maintaining gravel construction entrances.

3. Water [help]

- 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.

A field reconnaissance found one (1) existing and three (3) newly forming potential wetlands on the western portion of the property. On the northwest portion of the site, a Type II stream (Cemetery Creek) flows into the Snohomish River.

Critical areas report identifies 4 wetlands in addition to Cemetery Creek and 2 type Ns tributary streams: Wetland A (cat IV) 21,664 sq ft; Wetland B (cat II) associated with Cemetery Creek wetland complex; Wetland C (cat IV) 2,790 sq ft; Wetland D (cat IV) 2,475 sq ft



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Proposal includes fill of Wetland D and partial fill of Wetland C, in addition to buffer reductions.

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

Yes, Tract C will contain an averaged wetland buffer and Tract F acts as a critical area open space.

- 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.

Two of the newly forming potential wetlands will be either partially or completely filled. Mitigation through a combination of wetland creation and enhancement will meet the required replacement to loss ratios.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are proposed.

- 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.

As long as prescribed BMPs are followed during construction, there is negligible risk of any discharge of waste materials to surface water.

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 groundwater withdrawals are proposed.

- 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.

No waste materials will be discharged into the ground.



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.

Water runoff will be in the form of stormwater runoff originating from roads, driveways, rooftops, patios, walkways and landscaped areas. Stormwater will be collected via catch basins and piping, and will be routed to a stormwater management system, that includes an underground detention vault to control runoff flow rates, and a filtration system designed to control water quality. After this treatment, the stormwater will be released into Cemetery Creek

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

The stormwater will enter the surface water system after the water is detained for flow rates and cleaned.

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

The stormwater will be directed toward cemetery creek which is the natural drainage pattern for this site. The only alteration is that some of the existing sheet flow that runs to the southwest will be directed to the west, removing some sheet flow from the developed properties to the south of the subject site. This will result in an alteration of discharge location of less than a few hundred feet from the natural sheet flow location, and only for a very small amount of the natural flow.

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

A Snohomish County approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control surface runoff during construction and after development.

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: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Trees, pasture and other vegetation will be removed.

- 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:

A portion of the critical area buffer will be impacted. And in those areas native plants will be installed as enhancement.

Project must be consistent with the 2012 DOE Stormwater Management Manual as adopted by the City of Snohomish.

Proposed mitigation plan includes enhancement plantings consisting of a variety of native species.



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

None known.

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

The majority of the site is pasture grass. Because of this there is very little native animal habitat. Songbirds are found along the stream

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

No threatened or endangered species are known to be on or near the Site.

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

Western Washington is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

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

The critical area and buffer along Cemetery Creek will be preserved, and where that buffer is impacted, additional enhancement will be provided.

- 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.

Electric and Natural Gas will be used for heating, cooking, etc.

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

No.

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COMMENTS ONLY**

Surveys from 2003 documented cutthroat trout, rainbow trout, coho salmon, and Pacific lamprey in portions of Cemetery Creek. Crayfish and freshwater mussels were also observed near the mouth of the creek (City of Snohomish ESA Strategy, 2004). Compliance with critical areas regulations is anticipated to adequately mitigate potential habitat impacts in the vicinity of Cemetery Creek.



- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
None.

7. Environmental health [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.

There are no on-site environmental hazards known to exist today, and none will be generated as a direct result of this proposal.

- 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.

During construction heavy machinery will operate on site. Fuel will be stored in the fuel tanks of the machinery. After construction the site will be developed with single family houses. Hazardous materials that are associated with single family residential uses will likely be found on the site including paint, gasoline for lawn mowers, various insecticides and herbicides typical of home use.

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

No special emergency services will be required.

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

Special measures are not anticipated.

b. Noise

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

The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.

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Proposed structures will be subject to the adopted International Residential Code (IRC) and Washington State Energy Code.

The site is in the flight path of Harvey Field, with daily noise and low flying aircraft resulting from its proximity to the airfield.



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- 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 impacts will result from the use of construction equipment during construction of the storm drainage conveyance system. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Heavy equipment, hand tools and the transporting of construction materials and equipment generate construction noise. Long-term impacts will be the increase in number of cars in the area due to the construction of these homes. Noise would be present mainly during daytime hours.

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

Constriction operations will be limited to typical working hours and construction equipment will be muffled as required.

Construction noise regulated under Chapter 8.16 SMC

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 Site and adjacent properties are used as single family residential. Current land uses on nearby or adjacent properties will not be affected.

- 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.

The site contains two barn buildings, constructed after 1931. Working farm use is unknown.

- 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.

One single-family home, two sheds, two barns, a car port and two garages.

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

Yes, all existing structures described above will be demolished.

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

Single-Family Residential.



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The site contains four wetlands and a portion of Cemetery Creek as well as two tributary streams.

- f. What is the current comprehensive plan designation of the site?
Single-Family Residential.
- g. If applicable, what is the current shoreline master program designation of the site?
N/A.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, the stream and wetland on the western boundary of the property.
- i. Approximately how many people would reside or work in the completed project?
Approximately 67 people(2.3 per household x 29 residences) would reside in the completed project.
- j. Approximately how many people would the completed project displace?
Approximately 2.3.
- 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:
The proposed development is compatible with the prescribed land use codes and designations for this Site. The development is consistent with the projected land use of this property.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None.

9. Housing [help]

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The completed project would provide 29 detached single-family residential homes. Homes will be priced with a market orientation to the middle-income level homebuyer.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
One.



- c. Proposed measures to reduce or control housing impacts, if any:
None.

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?
The maximum building height will conform to Snohomish County building and zoning codes. The exterior building materials will be primarily wood or composite siding.
- b. What views in the immediate vicinity would be altered or obstructed?
Views in the immediate vicinity are not likely to be enhanced, extended or obstructed by the development of this Project.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The location of the buildings adheres to or exceeds the minimum setback requirements of the zoning district. The landscaping will be installed at the completion of building and paving construction. A Homeowners Association will maintain the landscaping and common elements.

11. Light and glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare from the Project will not cause hazards or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Street lighting, when deemed necessary, will be installed in a manner that directs the light downward.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None.

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New buildings are subject to regulations contained in City of Snohomish Municipal Code (SMC)

The site and structures must be determined consistent with the City of Snohomish Land Development Code, Engineering Design and Construction Standards, and Design Standards outside the Historic District.



- 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 on site recreation space in Tracts E, G and H.

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 located on or near the site? If so, specifically describe.

There are no structures listed on any local, state, or national registers present on the property. There are some structures that are greater than 45 years in age, and the historic property inventory forms for these are included in the cultural resources report (Middleton 2018).

- 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.

A professional Cultural Resources Inventory conducted by Tierra Right of Way, A Land Services Company has been provided.

- 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.

A professional Cultural Resources Inventory conducted by Tierra Right of Way, A Land Services Company has been provided.

- 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.

None at this time.

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.

Ludwig Road is the primary road currently leading to the Site.

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Usable open space must include active recreation per SMC 14.220.105. Development of new dwellings subject to payment of park impact fees per Chapter 14.300 SMC.

The existing home was constructed in 1931 per Snohomish County Assessor.

The project must comply with the project-specific Inadvertent Discovery plan recommended by the archaeological survey. If archaeological resources are found during construction, work will stop immediately and appropriate agencies notified. Project must comply with RCW 27.44 and RCW 27.53.060.



- 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?

Bus stations within 2 miles of the property are:
 Ave D & Fifth Street
 Ave D & Bonneville Ave
 Ave D & 10th Street

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

The project will create a minimum of two parking spaces per dwelling unit, or 58 parking spaces. The existing site contains no formal parking spaces, but there is room for at least five cars to park at the existing single family house.

- 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).

The proposal will require three access roads to the residences terminating in a cul de sac, and half improvements on Ludwig Road.

- 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?

There will be approximately 276 trips per day on average (9.52 trips x 29 units = 276 trips). Peak volumes would occur between 4:15 PM and 5:15 PM per Traffic Impact Analysis by Northwest Traffic Experts.

- 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.

Not to our knowledge.

- h. Proposed measures to reduce or control transportation impacts, if any:

The development will be contributing a proportionate share for its traffic impacts.

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 proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size. School age children generated by this development will attend schools in the Snohomish School District 201.

Road and frontage improvements including sidewalks will be required within the plat as well as the Ludwig Road frontage

Traffic impact fee payment will be required per Chapter 14.295 SMC, at the rate in effect at the time of payment.



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

In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through traffic and school mitigation programs, if required.

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16. Utilities [help]

- a. Circle utilities currently available at the site:

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

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer.

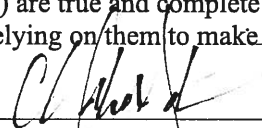
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity: PUD #1
 Natural Gas: Puget Sound Energy Services
 Water & Sewer: City of Snohomish
 Telephone: Frontier Communications

Refuse service provided by Republic Services

C. Signature [help]

The information and answers provided in this Environmental Checklist (including Supplement for Non-project Actions, if applicable) 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: 

Date Submitted: 12/4/2018

Agency Evaluation completed by: Brooke Eidem Date: December 20, 2018

Signature: 