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RECEIVED AUG 25 2015 CITY OF DUVALL	City of Duvall Small Town. Real Life.	15535 Main St. NE PO Box 1300 Duvall, WA 98019 (425) 788-2779 FAX (425) 788-8097 www.duvallwa.gov

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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: [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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [help]

1. Name of proposed project, if applicable: [help]
Jones Wald Assemblage

2. Name of applicant: [help]
Toll WA LP

3. Address and phone number of applicant and contact person: [help]
Aaron Hollingbery, Vice President
9720 NE 120th Place, Suite 100
Kirkland, WA 98033
425.825.1955

4. Date checklist prepared: [help]
August 24, 2015

5. Agency requesting checklist: [help]
City of Duvall

6. Proposed timing or schedule (including phasing, if applicable): [help]
The applicant will begin construction upon receiving all necessary approvals and permits. Conceptual start date is Spring/Summer of 2016.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
Survey, prepared by Mead Gilman. Arborist Report, prepared by Favero Greenforest. Critical Area Study, prepared by Soundview Consultants, LLC. Storm Drainage Report/Road and Utility Plans, prepared by The Blueline Group. Geotech Reports, prepared by Associated Earth Sciences, Inc. Traffic Report, prepared by Traffex.

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. [help]
None.

10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary Plat Approval-City of Duvall. Developmant Agreement Amendment – City of Duvall. Wetland Fill Permit – Duvall/Army Corps of Engineerings/DOE, SEPA Determination-City of Duvall. Final Engineering Approval-City of Duvall. Utility Extension and Connections Permits-City of Duvall. Final Plat Approval-City of Duvall. Vault/Rockery Permit Approval-City of Duvall. Building Permit Approval-City of Duvall.

NPDES Permit-DOE. FPA-DNR (if necessary). Right of Way Permit – City of Duvall. Section 404 Permit-Army Corps of Engineers.

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.) [help]
The proposal is to subdivide 7 parcels totaling 39.27 acres into 234 lots. The site is split zoned between R-12 and MU-I.

231 Lots for single family attached and detached residential dwelling units are proposed within the R-12 zone.

Two lots containing approximately 3.0 acres are proposed within the 'MU-I' zoned portion of the site. Uses on these parcels are proposed to include approximately 23,000 SF of commercial uses including office, retail, and restaurant uses and related parking. Approximately 48 apartment homes and parking are also proposed over the top of the ground floor commercial uses. Additionally, a 2.0 acre lot for a City administrative facility and a 1.9 acre tract for a public park are both proposed within the southern portion of the proposed project.

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. [help]
The subject site is located within City of Duvall in Section 24, Township 26 N, Range 6 E WM. The project is situated on approximately 39.27 acres and comprised of seven parcels of land: 2426069062-27116 NE Big Rock Road, 2426069064-27026 NE Big Rock Road, 2426069082-No assigned address, 2426069004-No assigned address, 2426069082-No assigned address, 2426069073-No assigned address, 2426069006-14217 275th Ave NE within Duvall, WA. Please reference site plan for the legal description.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

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

b. What is the steepest slope on the site (approximate percent slope)? [help]
The site is generally slightly sloped to the southwest. A small portion of the site has slopes as steep as 25%.

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. [help]

According to the Geotechnical Report prepared by AESI the on-site soils consist of sod/forest duff, top soil, medium to very dense lodgement till. See Geotechnical Report for further details.

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

None known.

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. [help]

Grading for the application will be limited to those areas identified for development of residential/commercial lots, roads, storm drainage, and utility infrastructure in addition to building construction. Approximately 159,000 CY of excavation and 56,300 CY of fill is proposed. Site excavations will be exported to an approved location which will be determined at time of construction.

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

Limited erosion could occur as a result of the initial construction, however erosion control measures will be utilized during construction phase to minimize potential erosion impacts. Temporary erosion and sedimentation control plans will be submitted and approved by City of Duvall.

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

The site will not exceed the maximum impervious surface area as allowed by City of Duvall.

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

A temporary erosion and sediment control plan designed in accordance with City of Duvall standards will be employed during the construction phase of the project.

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. [help]

Heavy equipment operation and worker's vehicles would generate exhaust emissions into the local air. Construction activity on-site could also stir up exposed soils and generate dust in the local air. The completed project would result in a minor increase in the amount of exhaust related pollutants in the local air from project related traffic.

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

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
Watering on-site as necessary during construction the phase of the project will help control dust and other particulates.

3. **Water**

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. [help]
There are 12 wetlands on the subject site: seven are rated class IV, four are rated class III, and one is rated class II.. There are three onsite ditches. The site northern portion of the site drains to Thayer Creek. The southern portion of the site is located in what is referred to in the City of Duvall Comprehensive Plan as the Snoqualmie South Subbasin. This runoff also ultimately drains to the Snoqualmie River. Refer to Technical Information Report prepared by The Blueline Group.

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. [help]
Yes. Ditches 2 and 3 will be filled and the associated water routed to discharge to the natural downstream location. Ditch 1 will be filled and replaced with a piped conveyance along the project's frontage on Big Rock Road as part of the City required frontage improvements. Wetlands A, B, C, F, G, H, I J and L are proposed to be filled.

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. [help]
The proposal includes dredging of 1,800 CY and filling 1,200 CY. The source of fill will be determined at the time of construction.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
Existing condition flows will be maintained.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
The site does not lie within a 100-year floodplain.

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. [help]
No waste materials will be discharged into the ground. There is an existing septic system located on-site that will be removed in accordance with applicable codes.

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. [help]
No, ground water will be withdrawn from a well for drinking water or other purposes. As part of the project the existing well will be removed in accordance with applicable codes.

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. [help]
No waste material will be discharged into the ground. There is an existing septic systems located on-site that will be removed in accordance with applicable codes.

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. [help]
The site is divided into three drainage basins. Runoff will be collected via a tightline conveyance system and directed to multiple on-site detention and water quality facilities prior to discharging to the downstream system. Refer to the Storm Drainage Report for additional information.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
In accordance with City of Duvall codes, TESC and BMP measures, including potential use of chemical treatment (ie chitosan), will be implemented to prevent waste materials from entering ground or surface waters durning construction.

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

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
On-site detention and water quality facilities, as well as approved TESC and BMP's, will be provided in accordance with the City of Duvall codes to reduce and/or control runoff water impacts. Refer to the Preliminary Storm Drainage Report for details.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

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

b. What kind and amount of vegetation will be removed or altered? [help]
To generate the site grade appropriate for the proposed buildings, all vegetation within the building pad and roadway areas will be removed with exception of vegetation within critical areas and critical area buffers.

c. List threatened and endangered species known to be on or near the site. [help]
According to the Critical Area Report there are no threatened or endangered species located onsite.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
The ultimate development will provide new landscaping including such features as trees, new lawns, shrubs and ornamental trees. A vegetative buffer screen will be provided where the proposed community abuts the Glencairn Plat. See preliminary landscape plans for more details. Existing vegetation within the protective buffers will be preserved.

e. List all noxious weeds and invasive species known to be on or near the site.
According to the Critical Area Report, Himalayan Blackberry and English Ivy are present onsite.

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: [help]

birds: **hawk**, heron, eagle, **songbirds**, other:
mammals: **deer**, bear, elk, beaver, **other: Rodents, Coyotes**
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [help]
According to the Critical Area Report there are no threatened or endangered species located onsite.

c. Is the site part of a migration route? If so, explain. [help]
The site is located within the Pacific Flyway Mitgration Route.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
Tracts 990 and 996 will be set aside as Critical Area Tracts. Vegetation and habitat in these areas will be preserved. Further wetland rehabilitation and restoration are proposed within these tracts.

e. List any invasive animal species known to be on or near the site.
There are no known animal invasive species onsite.

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. [help]
Electric and/or natural gas will be used to meet the energy needs of the new commercial and residential structures.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
It is not known if the subject site will affect the potential use of solar energy by adjacent properties.

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: [help]
The buildings will be constructed to meet or exceed applicable local, state and/or federal building codes to ensure compliance with energy conservation standards.

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. [help]
There are no known environmental health hazards onsite.

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

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.
N/A

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.
Fuels associated with automobiles and construction machinery as well as typical household products (cleaners, adhesives, etc.) may be present at the site. Natural gas may be utilitized to fuel the proposed structures.

4) Describe special emergency services that might be required.
The proposal will result in an increase in the the need for emergency services typical of a standard residential subdivision or commercial development. No special emergency services are anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:
State regulations regarding safety and the handling of hazardous material would be enforced during the construction process.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
The dominant source of noise would be from traffic on NE Big Rock Road.

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. [help]
Construction activities on the site will temporarily increase the peak onsite noise levels. All construction will follow City of Duvall approved hours of operation. The complete project would result in a increase in ambient noise levels in the vicinity.

3) Proposed measures to reduce or control noise impacts, if any: [help]
Construction activity will be limited to hours as specified by City of Duvall which will mitigate the impacts of potential construction noise.

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. [help]
The parcels are developed with single family residences, associated outbuildings and impervious surfaces.

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? [help]
The site has been used for the grazing of cattle and sheep, in addition to the production of hay in the past.

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 that the applicant is aware of.

b. Describe any structures on the site. [help]
Parcel 2426069062 contains an existing single family residence and associated out buildings.

d. Will any structures be demolished? If so, what? [help]
All structures will be demolished.

e. What is the current zoning classification of the site? [help]
The site is currently zoned, R-12 and MU-I.

f. What is the current comprehensive plan designation of the site? [help]
The comprehensive plan designation is Residential andCommerical .

g. If applicable, what is the current shoreline master program designation of the site? [help]
N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
There are 12 wetlands on the subject sitewhich are identified in the Soundview wetland report.

i. Approximately how many people would reside or work in the completed project? [help]
Assuming 2.5 persons per new home, approximately 577.5 people will live in the completed project.

j. Approximately how many people would the completed project displace? [help]
Assuming 2.5 persons per existing home, 2.5 people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
The proposal includes construction of approximately 231 single family attached and detached residential dwelling units. The project is also proposed to develop 5% of the housing units to families with incomes at or below 80% of the King County median income and 5% available to families with incomes below 100% of the King County median income.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The proposed development is designed in accordance with City of Duvall Zoning Code.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
Surrounding properties are residential uses, compatible with this proposal, and in accordance with City of Duvall Comprehenisive Plan and Zoning Code.

9. **Housing**

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

231 single family attached and detached residentialunits are proposed in the R-12 zone andapproximately 48 apartment units are proposed within the MU-I portion of the site. 10% of the residential units in the development will be affordable. Half of these affordable units will be priced for families with incomes at or below eighty percent (80%) of the King County median income and the other half will be priced at or below one-hundred percent (100%) of the King County median income.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]
1 market rate unit will be demolished.

c. Proposed measures to reduce or control housing impacts, if any: [help]
231 single family attached and detached residentialunits are proposed in the R-12 zone and the 48 apartment units are proposed within the r MU-Izone. 10% of the residential units in the development will be affordable. Half of these affordable units will be priced for families with incomes at or below eighty percent (80%) of the King County median income and the other half will be priced at or below one-hundred percent (100%) of the King County median income.

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? [help]
Final architectural plans have not been developed to date. However, the proposed development will be governed by height restrictions dictated by the City of Duvall code.

b. What views in the immediate vicinity would be altered or obstructed? [help]
No views in the immediate vicinity would be altered. The streetscape along NE Big Rock Road will change with the additional development.

d. Proposed measures to reduce or control aesthetic impacts, if any: [help]
The site plan has been devleloped to be consistent with the development regulations for an R-12 and MU-I zoning district and the subdivision regulations.

11. **Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
The completed project will generate limited light and glare as typically associated with residential and commerical development.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
Under normal circumstances it is not anticipated that light or glare from the finished project will present a safety hazard or block views.

c. What existing off-site sources of light or glare may affect your proposal? [help]
None known.

e. Proposed measures to reduce or control light and glare impacts, if any: [help]
None at this time.

12. **Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
The proposal includes the construction of a public park located on proposed Tract 991 that will contain approximately 1.9 acres.
Duvall Park is located approximately ½ mile from the subject site.
McCormick Park-Duvall is located approximately ¾ mile from the subject site.
Taylor Park is located approximately ¾ mile from the subject site.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
The proposal includes the construction of a public park located on proposed Tract 991.

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 located on or near the site? If so, specifically describe. [help]
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. [help]
There are no landmarks or evidence of any significant historical, archaeological, scientific or cultural resources known to be on or next to the site.

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. [help]
During the Preliminary Plat process a notice of application and decision will be mailed to the required referrals.

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.
If any cultural evidence is encountered during construction or installation of improvements, work would be halted in the area, and/or state approved archaeologist/historian would be engaged to investigate, evaluate and/or curate such resource as appropriate.

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. [help]
The site main entrances to the proposal will be via NE Big Rock Road and 3rd Avenue which will

connect to a series of Neighborhood and Sub-Collector Roads.

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? [help]
The site is not currently served by public transportation, there is a transit stop located ½ mile from the proposal at the intersection of NE Big Rock Road and Carnation-Duvall Road.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
Approximately 2 parking spaces will be eliminated. Proposed parking will be provided in accordance with City of Duvall standards. The proposed project is anticipated to have approximately 621 parking stalls and on street parking to support the uses proposed for the site.

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). [help]
Frontage improvements are proposed along NE Big Rock Road, including street widening, curb, gutter and sidewalk. If not already constructed by others, the project will include the construction of 3rd Avenue as well.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]
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? [help]
According to the Traffex letter dated August 18, 2015, 284 daily trips during a typical weekday. See Traffex letter for additional information.

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: [help]
The applicant will comply with City of Duvall Transporation Code and pay any required impact fees.

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. [help]
There will be an increased need for school enrollment, police, fire and emergency medical with the proposed development.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]
The project will be designed and constructed with adequate water pressure and fire hydrants. Roadway will be constructed to allow adequate access for fire, medic and police protection vehicles. The increase in property valuation will result in an increase in tax revenues to the city to support public service.

16. **Utilities**

a. Circle utilities currently available at the site: [help]
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. [help]
The completed project will be served by public water and sewer (City of Duvall), natural gas, electricity (PSE), and communication facilities (phone and cable TV) based on availability in the area.

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 AARON HOLLINGBERY

Position and Agency/Organization VP FOR TOLL WA GP CORP, GENERAL PARTNER FOR TOLL WA LP

Date Submitted: 8/25/15

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.