



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 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.

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.

Project #:	08-116-CPA	
Date:	3/25/16	Staff Intake: <i>KWA</i>

MAR 25 2016

The site is located at 2501 Bickford Ave., Snohomish, WA 98290

NW 1/4, SE 1/4, SEC1, T28N, R5E, WM

Tax account No's: 28050100401000, 28050200400900

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Hilly

Site slopes toward the road on the west

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

Approximately 8% to 15% slopes

- 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.

Alderwood Gravelly Sandy Loam; the wetland area exhibits wetland soils

NRCS data shows Tokul gravelly medial loam in addition to Alderwood gravelly sandy loam

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

No indications of history of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Road and building sites would be cleared, graded and compacted as necessary to achieve proper grading transition, drainage and structural stability. Approximately 4,000 CY of material will be cut, and 4,000 CY will be used for fill. The source of fill will be on site materials or imported soils which will be compacted to insure stability.

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

Yes, the potential for on-site erosion will increase in the short-term where soils are exposed during site preparation and construction.

Future site development will be subject to separate SEPA review

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

Approximately 35% of the site would be covered by residential buildings and parking areas.

Current proposal is for rezone/CPA only. Site development will be subject to separate SEPA review

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

A Stormwater Pollution Prevention Plan (SWPPP) will be submitted to the City for approval prior to any construction activities. Construction phase erosion control typically includes the use of silt fences, hay bales, and catch basin protection provided as necessary to minimize the impacts of erosion on off-site area and on-site systems.

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 the project is completed? If any, generally describe and give approximate quantities if known.

Short Term Construction Impacts: Short-term emissions and odors would result from site preparation and construction activities. Sources of short-term emissions and odors include dust generated by grading activities and combustion emissions from heavy equipment. It is anticipated that these impacts would be minimal.

Long Term Air Quality Impacts: Long-term impacts would result from increased traffic to the site, resulting in a slight increase in carbon monoxide levels. Domestically produced pollutants would be generated after the residential structures are occupied. These impacts are not expected to be significant.

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

None known.

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

Construction Impact Mitigation: The Washington Clean Air Act requires the use of all known, available and reasonable means of controlling air pollution, including dust. Construction impacts would not be significant and the potential for soils to be carried off the site by exiting trucks could be controlled with the construction of a gravel entrance. Additionally, equipment used for site preparation will be serviced and maintained in good operation condition to lessen impacts from this source. Water will also be used for dust control when necessary.

Long-Term Air Quality Mitigation: Long-term air quality impacts are not expected to exceed regulated amounts.

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.

There is a wetland located over the north east end 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.

Yes, the development would occur within about 100 feet of the wetland.

Any future development proposal will be subject to the critical areas regulations of the Snohomish Municipal Code, including required wetland buffers.

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.

Unfiltered runoff would not be discharged to surface waters as a result of these projects. It is possible that discharges of petroleum products and other substances related to automobiles from the parking areas could result from the surface flow of storm water. However implementation of the drainage plan would minimize this occurrence by providing water quality in the stormwater drainage facilities.

Current proposal is for rezone/CPA only. Site development will be subject to separate SEPA review.

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No, does not apply.

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.

The project would be served by Cross Valley Water District for sanitary sewer services at time of construction completion. No waste material would be discharged from septic tanks or other sources.

Developed project will be required to connect to City of Snohomish water and sewer services.

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.

At the time of development the proposed impervious surface water run-off shall be collected via conveyance systems within the road and conveyed to a detention system and released to a conveyance system in Bickford Ave. The sizes and quantities shall be determined with the final construction process. Please refer to the attached grading and drainage plan. *Current proposal is for rezone/CPA only. Site development will be subject to separate SEPA review.*

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

Oil, grease and other pollutants from the additional paved areas could potentially enter the ground or downstream surface waters through surface water runoff. Construction of the water quality features of the detailed drainage plan would provide adequate downstream protection.

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

Temporary and permanent drainage facilities meeting city and state standards would be employed to control surface runoff during construction and after development, as discussed previously. Detention and controlled release will limit erosion impacts. Primary treatment in the form of dead storage and filtration will settle sediments. The location and design of permanent storm drainage facilities would match existing drainage patterns and runoff rates. *Any future site development will be subject to stormwater regulations in effect at the time of submittal.*

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

Temporary and permanent drainage facilities meeting city and state standards would be employed to control surface runoff during construction and after development, as discussed previously. Detention and controlled release will limit erosion impacts. Primary treatment in the form of dead storage and filtration will settle sediments. The location and design of permanent storm drainage facilities would match existing drainage patterns and runoff rates. Infiltration will be utilized as possible.

4. Plants

- a. Check or circle 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
 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?

Existing vegetation consisting of trees, shrubs and grass will be cleared at the time of development

- c. List threatened or 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:

All areas, exclusive of buildings and parking, will be landscaped. Hydroseeding may possibly occur on barren areas as per city requirements. *Current proposal does not include any site clearing or landscaping. The current proposal is for a Comprehensive Plan Amendment and Rezone only.*

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

None known.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: Crow, Robin
mammals: deer, bear, elk, beaver, other: Rodents and Squirrels
fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

All of Western Washington is located in the Pacific Flyway. This site is not a significant factor in the Pacific Flyway.

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

Preservation of the existing wetland and a buffer as required by code.

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

None known.

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.

At time of completion of development: Electricity for lighting as well as electricity and/or natural gas would be used for heating.

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

No effect.

- 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:

At the time of construction the requirements of the international building code would be satisfied in the construction of the residential buildings. Energy conserving materials would be utilized wherever possible throughout the construction process.

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.

The project would not create any environmental health hazards.

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.



None.

4. Describe special emergency services that might be required.



Hazardous waste cleanup of any fuel spillage associated with construction of this proposal

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



At the time of construction the project would adhere to the Contractor's Safety Plan and Program.

b. Noise

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



Traffic on existing roads near the site would be audible. There are no other sources of noise that would affect 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.

Short-term noise impacts would result from the use of construction equipment during daylight hours. Construction noise is generated by heavy equipment, hand tools and the transporting of construction equipment. At 200 feet from the area of construction, LEQ would be approximately the following:

Future site development proposal will be subject to separate SEPA process.

<u>Activity</u>	<u>LEQ (In Decibels)</u>
Clearing	71-72
Excavation	59-77
Foundations	65
Building Construction	60-72
Finishing	62-77

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



At the time, construction activities would comply with the Washington State noise ordinance. The commercial use is expected to generate typical commercial noises.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Currently the site is vacant. North of the site is Business Park zoned property. South of the site is Medium Density Residential zone property. The site to the north is expected to develop as a shopping center. The property to the south has two duplexes on it, plus two other buildings. It is expected that additional duplexes will be constructed there. The proposed use will have no effect on these properties.

Property to the north has been developed as a multi-tenant commercial shopping center. Property to the south is developed with multifamily residences and accessory structures.

b. Has the site been used for agriculture? If so, describe.



To our knowledge the site has not been used for agriculture.

c. Describe any structures on the site.



None.

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



N/A

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



Business Park



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

Business Park



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 an "environmentally sensitive" area? If so, specify.

Yes, there is a wetland on the site.

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

Unknown.

The proposed rezone will not directly result in any residents or employees at the site. Future development will be subject to separate SEPA process.

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

Unknown.

The property is currently vacant. The proposed rezone will not result in any displacement.

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 proposal will be reviewed by the City of Snohomish.

The proposed comprehensive plan amendment and rezone will be reviewed by the Snohomish City Council for consistency with the City's vision for the area.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:



N/A

9. Housing

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

Unknown number of units. Middle and low-income.

The proposal will not directly result in any new residential dwellings. Future site development will be subject to separate SEPA process.

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

None.

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

None required.

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?

The residential structures would comply with the height requirements of the City of Snohomish. The exteriors of the structures would be principally wood and masonry.

No structures are proposed at this time. Future site development proposals will be subject to separate SEPA process.

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



The finished project would not obstruct surrounding view; however, the view will be altered due to the development of the site.

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



The development design and appearance of the proposed project would be compatible with other uses in the area. Landscaping would be designed to complement the structures and site layout. Native vegetation would be retained and enhanced where practical.

11. Light and glare

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

Lights from the future homes and vehicles.

The proposed comprehensive plan amendment and rezone will not result in any light impacts. Future site development proposals will be subject to separate SEPA process.

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

Light from the finished project would not interfere with views or cause hazards. Exterior lighting would be typical.

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

The primary off-site source of light and glare would be from the existing area roadways. Existing off-site sources of light and glare should not affect the subject proposal.

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

None proposed.

12. Recreation

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

Local parks (such as Blackman's Lake), golf courses, playgrounds at school facilities, boating and water related activities are all available in the area.

- 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:

Payment park mitigation fees if required by the City of Snohomish.

Park impact fees are not required for comprehensive plan amendment and rezones. Future site development may be subject to payment of park impact fees pursuant to Chapter 14.300 SMC.

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.

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.

There are no know archaeological artifacts on 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.

None.

WISAARD website indicates the property is moderately low risk of archaeological resources.

- 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 cultural artifacts are encountered during construction they will be protected and the proper authorities contacted.

Future site development will be subject to inadvertent discovery plan.

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.

The site fronts Bickford Road and will be accessed from Bickford Road

Bickford Avenue has access to US-2 and SR-9.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest public transit stop is at Bickford Ave and 62nd Place SE. Stop #270 & #271

Community Transit website identifies this location as Stop #2988, a distance of 0.08 miles from the site.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
 Approximately 52. None will be eliminated. *The proposed comprehensive plan amendment and rezone will not displace or provide any parking. Future site development will be subject to separate SEPA process.*
- 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).
 Frontage improvements on Bickford Ave. *Frontage improvements will not be required until the site is developed.*
- 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.
 The number of trips are unknown. Seniors make less trips per day and make those trips outside of the peak hours.
- 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:
 The development will pay traffic mitigation fees if required. *Traffic impact fees will be required for future site development, pursuant to Chapter 14.295 SMC.*

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.
 Yes, consistent with the needs of typical apartments.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
 None.

16. Utilities

- 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 and Water: Cross Valley Water District
 Electricity: PUD
The proposed comprehensive plan amendment and rezone will not require utilities. Future site development will be required to connect to utilities. Sewer and water service is provided by the City of Snohomish in this area.

C. SIGNATURE

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

Signature: Brooke Eidem
 Date Submitted: 3-29-16

*Evaluation by Brooke Eidem, Associate Planner
 Date: September 6, 2016*

Uema

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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?

The site is currently vacant. A multifamily residential project would increase the amount of stormwater runoff. More pollution and noise would be generated by the cars and occupants of the homes.

Current zoning is Business Park which allows commercial and light industrial uses. Multifamily is only allowed with a commercial element. Rezone would change to only residential use, with density of 24 du/acre.

- a. Proposed measures to avoid or reduce such increases are:

Code requires detention of stormwater & treatment of runoff. Noise increase would be minimal.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The impact would be minimal due to the preservation of the wetland and its buffer. The site will also be landscaped.

- a. Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Water quality measures would be employed to remove pollutants from discharged stormwater. The wetland and its buffer will be preserved. The site will be landscaped.

3. How would the proposal be likely to deplete energy or natural resources?

Building new homes requires the expenditure of energy and the use of natural resources. A new project, however, provides more energy efficient housing, hence, in the long run, energy may be saved.

- a. Proposed measures to protect or conserve energy and natural resources are:

A new project requires less energy to heat and cool than an old project. The structures built today tend to be constructed of more renewable materials. Replacements of old structures is inevitable as old structures need to be replaced with time. These will be safer and more energy efficient. They will allow densities to be located where mass transit is available and where there are retail stores nearby. Car trips would be shorter or eliminated.

Future site development will be subject to building codes in effect at the time of submittal of complete application. Currently the 2012 IBC.

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?

There would be no impact to environmentally sensitive areas.

- a. Proposed measures to protect such resources or to avoid or reduce impacts are:

A buffer will be placed next to the wetland onsite.

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?

There would be no impact to shorelines. The request would not adversely impact adjacent land uses. Please see the project narrative for a more in depth discussion.

If proposal is approved, allowed land uses would change.

- a. Proposed measures to avoid or reduce shoreline and land use impacts are:

The project will place a transitional zone between existing business park use to the north and medium density residential use to the south.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

✓ The needs of future occupants requires demands for transportation, service and utilities commensurate with apartment dwellings. The demands for transportation, services and utilities from the allowed uses under BP zone would theoretically be similar. Hence, there is potentially no change to the status quo.

✓ a. Proposed measures to reduce or respond to such demand(s) are:
None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

✓ It would not.