



# CITY OF SNOHOMISH

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · (360) 568-3115 · WWW.SNOHOMISHWA.GOV

## 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 [\[help\]](#)

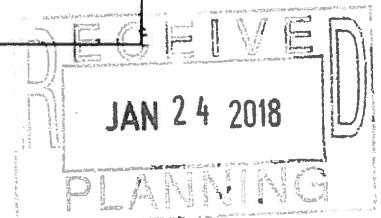
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "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 #:	02-18-SEPA	
Date:	1/24/18	Staff Intake: <i>KMM</i>





**A. BACKGROUND** [help]

1. Name of proposed project, if applicable:

Hal Moe Building: Demolition

2. Name of applicant:

Denise Johns, Project Manager, City of Snohomish

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

City of Snohomish, 116 Union Avenue, Snohomish, WA 98290,  
360-282-3195

4. Date checklist prepared:

January 2, 2018

5. Agency requesting checklist:

City of Snohomish

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

Spring 2018

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

There may be future site improvements based on a future park master plan. The date for the master plan has not yet been determined.



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

Asbestos Good Faith Inspection, dated May 1, 2013  
Asbestos Good Faith Inspection, Addendum #1, dated November 18, 2013  
Addendum #1, Asbestos Good Faith Inspection, dated December 11, 2017



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 applicable



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

Puget Sound Clean Air Agency (PSACC)  
SEPA Checklist, City of Snohomish  
Building Permit, City of Snohomish

Demolition permit from  
City of Snohomish



- 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.)

This project consists of demolition of the existing Hal Moe Building (abandoned indoor swimming facility approximately 19,000 sf), material hauling and removal (including hazardous materials), capping of utilities, clearing, grubbing, tree removal, sidewalk repairs, hydroseeding, grading, erosion control, miscellaneous surface restoration, and other related items,

The proposed project will create parkland for public use.

- 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.

Address: 403 Third Street, Snohomish, WA, 98290. The site is at the southwest corner of Third Street and Pine Avenue. See attachment for legal description.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth [help]**

- a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

Flat

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

Negligible, site is flat

- 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.

Topsoil and mulch

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COMMENTS ONLY**

Grading activities are limited to building and pool removal.

Snohomish County tax parcel number 00475700100700



NRCS web soil survey shows Tokul gravelly medial loam, 0-8% slopes



**ADMINISTRATION  
COMMENTS ONLY**

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

Not applicable



- 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.

Total site area (including parking used for contractor staging): 54,342 sf  
 Site area to be prepped for hydroseed: 39,512 sf  
 Approximate fill quantities (at existing swimming pools) = 1,500 cy  
 Source of fill to be determined after project is awarded.

Source of fill material must be approved by the City

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

Erosion could occur with heavy rains, prior to establishment of hydroseeded lawn.



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

Approximately 10% of the site will be covered with impervious surface. Impervious surface area at the site will decrease after the building demolition. Existing sidewalk will be repaired.

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

Catch basin protection, construction entrance and filter fabric fence will be installed per City standards. Contractor will be required to submit a spill prevention control and countermeasure plan.

Project activities must follow BMPs for erosion control

**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.

Construction: Emissions associated with vehicles and construction equipment. Possible creation of dust. Quantities unknown.  
 After construction: No emissions.



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

Not applicable



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

Water mist or other suitable methods to limit spread of dust and dirt.



**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.

Surface water from the site flows to the Snohomish River which is approximately 0.5 miles southwest of the site.





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- 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.

Not applicable

✓

- 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.

Not applicable

✓

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

Not applicable

✓

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not applicable

✓

- 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.

Not applicable

✓

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.

Not applicable

✓

- 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.

Not applicable

✓



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 flow to the City's existing storm system. The storm system in this area will flow to the Snohomish River.

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

No. Waste material will be removed from site and properly disposed by the Contractor.

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

No.

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

Demolition and removal of the building will reduce the impervious surface area which will decrease runoff. It will also increase the pervious area which will allow for more infiltration of water.

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?

Existing shrubs, approximately 500 sf. Five fir trees and one maple tree will be removed.

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

Not applicable

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Disturbed areas will be hydroseeded.

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Site has various areas of ornamental landscaping





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

Not applicable

**ADMINISTRATION  
COMMENTS ONLY**

✓

**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 \_\_\_\_\_

None observed

✓

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

Unknown.

✓

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

Unknown.

All of western Washington is in the Pacific Flyway for migratory birds. This is not known to be an important site for the migration route.

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

No measures required. Long-term, the park will be a natural setting which could support bird habitat

✓

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

Unknown.

✓

**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.

Not applicable

✓

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

Not applicable

✓



- 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:

No applicable

**ADMINISTRATION  
COMMENTS ONLY**



**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 hazardous materials in the existing building that will be abated and disposed of as part of the project.

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

No known contamination of the the site

- 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.

Existing hazardous materials at existing building: asbestos, silica, small amount of lead, mercury and PCBs at existing lamps and ballasts.

- 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.

Not applicable

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

Hazardous materials abatement contractor is required to follow all rules, including worker safety, associated with removal and disposal of hazardous materials.

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

Pre-demolition conference, contractor's proposed protection measures, complying with EPA notification regulations, hauling and disposal regulations of authorities having jurisdiction.

b. Noise

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

Not applicable

The asbestos survey report indicates the presence of asbestos, lead, silica, and fluorescent fixtures containing mercury and polychlorinated biphenyls within the building to be removed



Project activities will follow all regulations pertaining to air quality and removal of hazardous materials







- 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.

Long term: not applicable. Short term: noise associated with demolition and construction vehicles. Hours: 7:00 am - 6:00 pm weekdays.

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

Limiting demolition activities to hours noted above.

**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.

Immediate site - vacant building, not current use. Adjacent site - skatepark, play area, parkland, and Boys and Girls Club.

- 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 applicable.

- 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 applicable

- c. Describe any structures on the site.

Existing wood-framed building, approximately 14,400 sf, to be removed.

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

Yes: Existing wood-framed building, approximately 14,400 sf, to be removed.

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

Pilchuck District

**ADMINISTRATION  
COMMENTS ONLY**

Chapter 8.16 SMC regulates noise originating from construction sites



Site is in the Civic subzone of the Pilchuck District



	ADMINISTRATION COMMENTS ONLY
f. What is the current comprehensive plan designation of the site? <b>Pilchuck District</b>	✓
g. If applicable, what is the current shoreline master program designation of the site? <b>Not applicable</b>	✓
h. Has any part of the site been classified as a critical area by the city or county? If so, specify. <b>Not applicable</b>	No.
i. Approximately how many people would reside or work in the completed project? <b>Not applicable</b>	None.
j. Approximately how many people would the completed project displace? <b>Not applicable</b>	None.
k. Proposed measures to avoid or reduce displacement impacts, if any: <b>Not applicable</b>	✓
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: <b>Site will be graded and hydroseeded to allow for park uses.</b>	✓
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: <b>Not applicable</b>	✓
<b>9. Housing <a href="#">[help]</a></b>	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. <b>No applicable</b>	None.
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. <b>Not applicable</b>	None.



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

Not applicable

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COMMENTS ONLY**



**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?

Not applicable



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

Views into the park will be created and will no longer be impacted by the existing building.



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

Aesthetics will be greatly improved with removal of the abandoned building.



**11. Light and glare [help]**

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

Not applicable



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

Not applicable



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

Not applicable



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

No measures proposed.



**12. Recreation [help]**

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

Existing, on site: Centennial Trail, skatepark, play area. Project will create more open park area.

This site is part of a larger park complex.



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COMMENTS ONLY**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No long term impacts to existing recreational uses. The adjacent play area will be closed during construction and will be protected by a construction fence. Play area will be opened after the project is completed.



- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The adjacent play area will be closed during construction and will be protected by a construction fence. The project will provide open park space for recreation and social uses. Play area will be opened after the project is completed.



**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.

Not applicable

The building proposed for removal was constructed in the 1960s and is more than 45 years old. It is not listed on any historic register.

- 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.

Not applicable



- 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.

Not applicable

The site is fully developed and heavily disturbed.

- 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.

Not applicable



**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.

The site is bounded by 3rd Street and Pine Avenue. An existing driveway at 3rd Street serves an existing parking lot. Driveway to remain.





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- 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?

The site is not served by public transit. There is a Community Transit bus stop at 2nd Street and Avenue E.

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

No new spaces, no existing spaces eliminated.

- 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).

Not applicable

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable

- 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?

Vehicular trips assumed to be fewer than when building was used for swimming activities.

- 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 applicable

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

None

**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.

No increase in public services anticipated

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Community Transit website shows bus stop #1628 at Pine Ave/Lincoln, a distance of one block





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

None proposed

**ADMINISTRATION  
COMMENTS ONLY**



**16. Utilities** [help]

a. Circle utilities currently available at the site:

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

Existing utilities (power, sewer, water) to be disconnected and capped.



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.

Not applicable



**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: *Dulce Johns*

Date Submitted: January 24, 2018

Agency Evaluation completed by: *Brooke Eden* Date: 2/2/18

Signature: *[Signature]*