



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE • SNOHOMISH, WASHINGTON 98290 • TEL (360) 568-3115 FAX (360) 568-1375

STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

PURPOSE OF CHECKLIST

AUG 16 2017

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 #:	11-17-PRD		
Date:	8/16/17	Staff Intake:	Brooke Eidem

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

1. Name of proposed project, if applicable:

Perera PRD

2. Name of applicant:

Senal Perera

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

12821 48th Street SE, Snohomish, WA 98290
Contact: Jason Linklater 206-267-2649

4. Date checklist prepared:

May 9, 2017

5. Agency requesting checklist:

City of Snohomish

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

Spring/Summer 2017

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

None proposed

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

Drainage Report, Critical Areas Assessment

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.

None Known

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

Planned Residential Development Permit with subsequent Construction Plan approval from City of Snohomish

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COMMENTS ONLY**

✓

✓

✓

✓

2018

✓

Mitigation plan dated August 2018.

✓

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11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project proposes clearing/grading and demolition of existing buildings and driveways to subdivide the existing property into six lots and three tracts with associated private access road and utilities. Due to the extent of on-site critical areas, the project will be designed as a Planned Residential Development (PRD).



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.

Located within the SE 1/4, NW 1/4, SEC. 07, T. 28N, R. 06E
1405 Avenue A, Snohomish, WA 98290



B. ENVIRONMENTAL ELEMENTS

1. Earth [\[help\]](#)

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

Flat, rolling, hilly, steep slopes, mountainous, other _____

Relatively flat and sloping northerly



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

Approximately 20%

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.

Mukilteo Muck type soils

Geotechnical report describes medium dense to dense, silty sand, sandy silt with gravel, medium dense, fine sand, medium stiff clay, and very stiff clay beneath a layer of organic topsoil.

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

None observed

- 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.

Approximately 500 cubic yards cut and 1,750 cubic yards fill across 35,000 square feet of site area. Includes excavation for utilities and filling for cover over detention system. Source: on-site and import from local suppliers. No grading proposed in buffer areas.

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

Yes; however, will be minimized by the use of BMPs.

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

Approximately 39.3%

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

Including, but not limited to, triangular silt dams, silt fencing, staged clearing, temp. construction entrance, temp. silt trap, soil stockpiles, interceptor trenches, etc. in conformance with sound construction practices and city guidelines.

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.

Dust and equipment fumes during construction: Construction vehicles, delivery trucks, autos, electric saw and related equipment. After construction: Autos, trucks.

- 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:

Conform to city and state statutory requirements.

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.

Blackman's Lake, a type S water, is located approximately 50 to 80 feet north of the site. Blackman's Creek, a Type F stream, lies approximately 80 feet west of the site.

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Construction activities must comply with BMPs for erosion control.



Per Critical Areas Report, a category II wetland is located at the northern extent of the site, adjacent to Blackmans Lake, with a 100 ft buffer.

- 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.

Some work occurs within 200 feet of Blackmans Lake and Blackmans Creek but will be buffered by existing improvements and/or vegetation retention..

- 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.

None expected. If encountered, groundwater is to be recharged into the ground or dispersed through vegetated areas on-site.

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

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, surface waters are to be protected from discharge through the use of site BMPs.

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.

Dewatering during construction may be encountered, but is not expected. All groundwater encountered is to be pumped and dispersed through on-site vegetated areas.

- 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.

Septic drainfields are not proposed with this development.

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Portions of Lots 4, 5, 6 are within the shoreline jurisdiction of Blackmans Lake.



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.

Existing runoff sheet flows from roof and driveway areas through existing lawn and pasture. Portions of proposed roof runoff will sheet flow through lawn areas. Proposed road areas will be collected by on-site detention and discharge into a roadside ditch via flow control structure. The existing ditch flows into Blackmans Lake. Collected runoff will be treated with water quality filters.

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

No water materials are expected to enter ground water or surface waters. Possible fuel spillage during construction shall be cleaned up immediately per contractor's spill prevention plan.

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

Proposed runoff is designed to outlet to the existing drainage course.

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

Developed areas not designed to be dispersed will be collected by an on-site detention system and released through a control structure.

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 lawn and pasture along with several trees will be replaced with new residential lawn. No existing vegetation within the wetland buffer will be affected.

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

None known.

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

Replacement of existing lawn and pasture with proposed residential lawn according to city requirements.

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The project will be required to comply with 2012 DOE Stormwater Management Manual for Western Washington.



Critical areas mitigation plan includes planting plan in wetland buffer with various native plant species.

City of Snohomish

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

None known.

5. Animals [help]

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

birds: hawk, heron, eagle, songbirds, other: ducks, geese

mammals: deer, bear, elk, beaver, other:

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

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

None known.

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

Pacific Flyway

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

None proposed.

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

None known.

6. Energy and natural resources [help]

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

Electric and natural gas are available for heating.

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

Not expected

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The property is not known to be an important site to the Pacific Flyway migration route.



- 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:
Residential buildings are to be designed in accordance with IBC energy requirements.

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New buildings will be required to comply with the 2015 Energy Code.

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.

Possible fuel spillage during construction.



- 1) Describe any known or possible contamination at the site from present or past uses.
No known present or past contamination.



- 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.

Natural gas transmission lines on and adjacent to the site.



- 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.

Fuel and other fluids for construction machinery during construction.
Residential fuel storage and automobile runoff after construction.



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



- 5) Proposed measures to reduce or control environmental health hazards, if any:
Contractor's safety plan and program and contractor's clean up plan.

b. Noise

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

Traffic from Avenue A. Boat traffic from Blackmans Lake.



- 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: Construction equipment, trucks, autos - 7am to 7pm.
 Long Term: Trucks and autos.

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

Comply with applicable statutes and standard construction measures.

8. Land and shoreline use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The adjacent property to the south is currently single-family residential. Adjacent properties to the north and east are undeveloped pasture.

- 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?

No

- 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:

No

- c. Describe any structures on the site.

Existing single-family residence and sheds.

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

Yes all existing structures will be demolished.

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

Single Family

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Noise emitting from construction activities will be limited to times identified in Chapter 8.16 SMC.



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

Single Family



g. If applicable, what is the current shoreline master program designation of the site?

Suburban



h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, wetland buffer area adjacent to Blackmans Lake.

Category II wetland along northern extent of property, associated with Blackmans Lake.

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

Approximately 18 people.

Six homes.

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

Approximately 3 people.



k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.



l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Design of project as a Planned Residential Development.

Single family use is consistent with the City's zoning and comp plan designation for the site.

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

None proposed.



9. Housing [help]

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

6 new middle income houses



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

One middle income house



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

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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?

35' Maximum

Building height regulated by single family zone dimensional standards or Chapter 14.210 SMC.

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

Possible alterations to views of Blackmans Lake.



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

Landscape installation per City requirements.



11. Light and glare [help]

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

Minor glare from window reflection.



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

Not expected



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

Possible minor glare from water reflection off Blackmans Lake.



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

Installation of residential landscaping per City requirements.



12. Recreation [help]

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

Water activities at Blackmans Lake immediately north of the site. Ferguson Park immediately west of the site.



- 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:

None proposed.

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.

According to Department of Archaeology & Historic Preservation Wisaard Map there are no recorded preservation sites on the property or in the immediate vicinity.

- 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.

None known

- 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.

Consultation of DAHP GIS data.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None Proposed. If historical objects or places are found the contractor is to stop construction and notify the appropriate agency to determine what needs to be done to minimize impacts, if any.

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.

Avenue A via 13th Street provides access to Bickford Avenue, which in turn provides access to Highway 9 and Highway 2. Avenue A is accessed by the site via an internal private road.

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Payment of park impact fees is required per Chapter 14.300 SMC.



Site identified on WISAARD as high risk; site has been used as yard area for the existing home and was previously disturbed. GLO maps show no features.

Project activities will be required to comply with inadvertent discovery requirements of RCW 27.44



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Community Transit website shows nearest stops are #857 and #1353, on Avenue D, a distance of appx 0.4 miles.



- 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 directly served. The nearest transit stop is approximately 1,400 feet west on Avenue D.

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

Two internal and two external parking spaces per unit, 24 total to be proposed. Approximately 4 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).

Yes, a new private access road through the site. Existing frontage of Avenue A was previously improved.

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

Not expected.

- 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?

Estimated 9.52 average daily trips per new residence
 $9.52 \times 6 = 57.12$ ADT
Estimated 6 Peak Hour Trips



- 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 expected.

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

Traffic mitigation feed as determined by the City.

Payment of Traffic Impact Fees required per Chapter 14.295 SMC.

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.

The development would require fire/police protection, health care, and schools.



- b. Proposed measures to reduce or control direct impacts on public services, if any.
Mitigation fees as determined by Snohomish County.

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16. Utilities [help]

- a. Circle utilities currently available at the site:

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



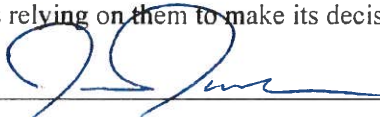
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Pressurized sewer lines to be connected to the city gravity main within Avenue A.

City of Snohomish provides water, sewer, storm services; electricity provided by Snohomish County PUD; natural gas provided by Puget Sound Energy; Refuse service provided by Allied Waste.

C. Signature [help]

The information and answers provided in this Environmental Checklist (including Supplement for Non-project Actions, if applicable) are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Date Submitted: 6/23/2017 _____

Agency Evaluation completed by: Brooke Eiden Date: 9/11/18

Signature:  _____