



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 [\[help\]](#)

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 #:	14-17 ADP	
Date:	11/6/17	Staff Intake: <i>KAA</i>





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A. BACKGROUND [help]

1. Name of proposed project, if applicable:

Snohomish Storage on Bickford Phase III and IV Expansion

2. Name of applicant:

Snohomish Business Park LLC

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

PO Box 2280
Snohomish WA 98291
360 862 8316
Gordon Cole

4. Date checklist prepared:

28 August 2017

5. Agency requesting checklist:

City of Snohomish

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

Fall 2017 submittals, 2018 construction

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

No

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

Phase I survey 2005, Wetland delineation 2005, 2016 and 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.

No

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

City of Snohomish, Washington State Electrical Permits, PUD of Snohomish County, Construction Stormwater Permit

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This proposal includes phases 3 and 4 of a 4-phase project. Phases 1 and 2 were completed in 2006 and 2013.

Revised rating memo for Wetland A (Nov. 2016); Wetland boundary confirmation memo (Oct. 2017); Phase II CAS & Mitigation Plan (July 2014); Phase III & IV CAS & Mitigation Plan (Nov. 2017); Geotechnical Engineering Study (Aug. 2017)

Site/civil construction permit, building permits



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.)

Expansion of existing self storage facility including three buildings, one canopy and outside parking. The project size is approximately 9 acres on a site of 13.8 acres

**ADMINISTRATION
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Proposal includes wetland mitigation, stormwater bioretention facilities, and utility and infrastructure improvements

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.

South of existing Snohomish Storage on Bickford to 16th Street

Overall site address is 2020 Bickford Avenue, however the subject parcel is located further south on Snohomish County tax parcels #28051200100300, 28051200101800, and 28051200101700

B. ENVIRONMENTAL ELEMENTS

1. Earth [help]

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

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

Generally flat to rolling with steeper slopes along creek bank

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

Site generally slopes north to south at less than 3%. Creek banks steeper at about 10%

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.

Vashon Till Sediments

USDA NRCS Web Soil Survey indicates site is comprised of Norma loam (in wetland area) and Tokul gravelly medial loam (0-8% and 8-15% slopes). Geotechnical report indicates Vashon till and glacial drift.



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

No

✓

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.

Site will be graded with balanced cut and fill to slope from north to south

✓

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

Yes. Best Management Practices will be utilized to prevent erosion.

✓

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

65%

✓

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

See f.

✓

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 diesel exhaust during construction, minor vehicle emissions after completion.

✓

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

No

✓

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

Employ appropriated dust control measures and institute no idle policy for equipment

✓

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.

Yes. Cemetery Creek which eventually flows into the Snohomish River

Two wetlands also present on site: Category II riverine associated with Cemetery Creek and Category IV slope wetland



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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.

Grading and paving within 100'

- 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.

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 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.

None

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Buffer averaging and
buffer reduction with
enhancement proposed as
provided in Chapter
14.260 SMC.

✓

✓

✓

✓

✓

✓



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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.

Storm water from paving and roofs will be collected, retained and treated

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

No

- 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:

Collection, retention and treatment of storm 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?

Approximately 9 acres of grass and blackberries and three evergreen trees

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

None

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

Landscaping and any buffer enhancement will utilize native vegetation

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Several bioretention facilities proposed to treat stormwater



Stormwater facilities shall be designed to meet the standards of the 2012 DOE Stormwater Management Manual for Western Washington.





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

Blackberries, reed canary grass, tansy ragwort

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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 _____

Crows, song birds, hawks, mice



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

None



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

No

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

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

Wetland buffers

Wetland buffers will be enhanced with plantings

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

None



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.

Electricity for lighting and convenience outlets.



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

No





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- 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:
Utilization of LED lighting.

✓

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.

No

✓

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

None

✓

- 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

✓

- 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 for equipment during construction. Will not be stored on site.

✓

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

None

✓

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

Dust control

✓

b. Noise

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

None

Adjacent commercial property generates typical urban noise.



- 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.

Construction equipment

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

Operate only within allowable hours

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✓

✓

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.

Grazing and horse stable

- 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 conversion of significant agricultural or forest land is proposed.

- 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.

Two residences, two barns, riding arena and small outbuildings

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

Yes. All

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

Business Park

Site includes two single family homes, horse stables and barns, and vacant land. Adjacent properties are primarily commercial and industrial, with residential uses across Cemetery Creek.

✓

✓

✓

✓

✓



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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 a critical area by the city or county? If so, specify.

Yes. Cemetery Creek

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

None

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

Three

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:

Meet all existing codes and ordinances

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 [help]

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

None

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

Two. One low and one middle.

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✓

✓

Two wetlands are present on the site, in addition to Cemetery Creek. The proposal includes buffer reduction and enhancement, consistent with the allowed reductions of Chapter 14.260 SMC.

✓

✓

Self-service storage is an allowed use in the Business Park zone.

✓

✓

✓



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

None

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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?

16 feet. The primary exterior material is metal

✓

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

None

✓

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

None

✓

11. Light and glare [help]

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

Site lighting during dark hours. All lighting will be directed inward.

✓

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

No

✓

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

None

✓

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

Proper orientation of site lighting

✓

12. Recreation [help]

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

Blackman's Lake

Ferguson Park



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

No

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

None



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.

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.

No



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 shows the site is moderate risk of archaeological resources; GLO maps show no features. Site has been previously developed.

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

Inadvertent discovery language will be included as a condition of project approval.

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.

16th and 19th streets





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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?

Bus service on Bickford Avenue, approximately 1/2 mile away from site.

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

See site plan. No spaces would be 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. Street improvements on 16th Street

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

8 additional peak hour trips will be generated. The trips will be a mix of recreational vehicles, boat trailer and automobiles

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:

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

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Stops #2060 and 2607 located at Bickford Ave and 19th Street

Appx 250 total open parking spaces proposed throughout site, including stalls for conventional vehicles, RV and boat parking

Public street improvements must comply with the Engineering Construction and Design Standards



Payment of Traffic Impact fees required per Chapter 14.295 SMC





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- b. Proposed measures to reduce or control direct impacts on public services, if any.
None

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16. Utilities [help]

- a. Circle utilities currently available at the site:

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

Electricity, water, refuse service, sanitary sewer, telephone



- 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.

Water by the City of Snohomish and electricity by PUD of Snohomish County



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: [Handwritten Signature]

Date Submitted: 3 OCT 17

Agency Evaluation completed by: Brooke Eiden Date: 4/2/18

Signature: [Handwritten Signature]