



# CITY OF SNOHOMISH

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## STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

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### 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 #:	17-17-58	
Date:		Staff Intake:



**A. BACKGROUND [help]**

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COMMENTS ONLY**

1. Name of proposed project, if applicable:  
Leight Short Plat
  
2. Name of applicant:  
Andy Leight
  
3. Address and phone number of applicant and contact person:  
Applicant: Andy Leight, 122 Long St. Snohomish WA 98290, 425-238-8959  
Contact: Jared Underbrink, CG Engineering, 250 4th Ave S. Suite 200 Edmonds, WA 98020, 425-778-8500
  
4. Date checklist prepared:  
10/27/17
  
5. Agency requesting checklist:  
City of Snohomish
  
6. Proposed timing or schedule (including phasing, if applicable):  
Project construction is planned to be constructed after permitting. Spring and summer 2018.
  
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
  
Construction of (3) new single-family homes after property has been short platted.
  
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
  
Geotechnical report; survey; wetland map and study
  
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.  
  
Grading permit application, building permit applications, short plat application





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.)

Existing 1.43-acre single family parcel, to be short-platted into (4) single-family parcels with a shared driveway easement. Future development will include construction of three new single-family homes, with existing single-family home to remain. There is a wetland encroaching on the northeast corner of the site.

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Wetland and buffer are placed in a separate tract, Tract 999.

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.

The site is located at 1700 7th St. in Snohomish. Parcel number 28051200707600.



**B. ENVIRONMENTAL ELEMENTS**

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

a. General description of the site (circle one):  
Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_  
moderate slope to the north



b. What is the steepest slope on the site (approximate percent slope)?  
15%



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.  
silty sand

NRCS web soil survey shows Tokul gravelly medial loam, 0-8% and 8-15% slopes



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COMMENTS ONLY**

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.

250 cy fill, 50 cy cut. Fill source to be determined but per geotechnical recommendations

✓

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

Common erosion control features are depicted on the civil plans to prevent erosion from construction activities

✓

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

27%

✓

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

Silt fence, construction entrance, catch basin sediment protection

Construction activities must comply with 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.

During construction: minimal vehicle exhaust from construction equipment.  
After construction: minimal vehicle exhaust from passenger vehicles.

✓

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:

None.

✓

**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.

There is a large wetland at the northeast corner of the site; a small portion of the wetland encroaches onto the site.

Per Critical Areas Report and peer review, wetland rated as Category III with 50' buffer.



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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.

Yes, there will be some regrading and repaving around the existing single-family house, approximately 100' and further from the wetland.

✓

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.

No

Existing home is connected to City sanitary sewer system - no septic tank.



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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.

Water is expected to be routed to infiltration trenches throughout the site which will infiltrate at Department of Ecology approved rates (meeting the LID Performance Standard).



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

Pollutants from vehicles will be infiltrated for treatment per Ecology standards



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

The natural drainage path is being maintained with overflows from the infiltration system.



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

infiltration trenches.

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

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?

Some trees, shrubs and grass may be removed for the construction of the new single-family homes and driveways.



- 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:

None.





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- e. List all noxious weeds and invasive species known to be on or near the site.  
None known

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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: squirrels  
 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.  
The site is located in the vicinity of the Pacific Flyway migration route.

Property is not known to be an important site to Pacific Flyway migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:  
None.

- 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.

gas (heating)

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

No. Three new single-family homes will be constructed, and will not be large enough to affect solar energy use on adjacent properties.



- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

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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.

No.



- 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.



- 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.

None.



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

None.



b. Noise

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

Light traffic noise from the adjacent streets. The site is near the high school and a substation, but noise from these should not have a significant impact on 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: construction noise.  
 Long-term: noise typical of single-family homes.

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

Construction to be limited to times allowed by the City of Snohomish.

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

**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 site and adjacent properties are single-family residences, and a substation to the north. The project will not affect the land uses on nearby properties.



- 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?

The project site may have been used as farmlands in the past, but is not currently used as agricultural or resource land. The proposed project will have no affect on agricultural, forest, or resource lands.



- 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.

There is an existing single-family house, first constructed in 1959.



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

No.



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

SFR - Single Family Residential





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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?

Not applicable.

✓

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

Yes, a small portion of the site is classified as a wetland.

Category III wetland in NE corner of site, extends onto adjacent property.

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

4 households will reside in the completed project.

✓

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

None - the existing house on-site will remain.

✓

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 project is designed to comply with the City's zoning code.

✓

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

None.

✓

9. Housing [\[help\]](#)

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

3 single-family houses will be constructed for purchase at market rate.

✓

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

No units will be eliminated.

✓



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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?

The houses have not yet been designed, but will comply with the City's development standards, including height limits.

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

- 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?

The completed project will produce minimal lights, produced by residential-scaled lighting.



- 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?

Lighting from the nearby sports fields at the high school could be visible from the project at night, but is not expected to have an adverse impact on the completed project.



- d. Proposed measures to reduce or control light and glare impacts, if any:  
None.



**12. Recreation [help]**

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

Sports fields at the high school. There are multiple parks and recreational opportunities located throughout the City of Snohomish.





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.

**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.

The existing house on site was constructed in 1959, and some adjacent houses are older than 45 years, however, none are eligible or listed on preservation registers.

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.

Searched using the WISAARD GIS application, and Snohomish County tax assessor 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.

**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 adjacent to 7th St. in Snohomish, and is in the vicinity of Highway 9.

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



Site identified on WISAARD as moderate risk; site has been used as yard area for the existing home and is disturbed.

Project activities will comply with inadvertent discovery requirements of RCW 27.44





- 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 approximately half a mile from the nearest transit stop.

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

The project will provide parking for each single-family home on their prospective parcels, and will retain parking for the existing house.

- 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).

The project will require frontage improvements on 7th St., which are included in the project proposal.

- 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?

The proposal will add 3 additional dwelling units, generating minimal traffic typical of single-family houses.

- 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.

The project may result in a slightly increased need for standard public services, for the 3 new dwelling units to be added.

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Community Transit website shows the nearest bus stop #1350 at Fifth Street/Avenue D, a distance of 0.45 miles.



ITE Manual identifies single family development as generating one PM peak hour trip per unit.



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 \_\_\_\_\_



- 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.

City of Snohomish provides storm, water, and sewer which are available in the 7th right of way. Gas and electric are through Snopud. Cable and phone are through Comcast.

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: [Handwritten Signature]

Date Submitted: 11-21-17

Agency Evaluation completed by: Brooke Eitem Date: 2/5/18

Signature: [Handwritten Signature]