



CITY OF SNOHOMISH

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STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements - that do not contribute meaningfully to the analysis of the proposal.

Project #:	13-17-SDP/VAR.	
Date:	4/24/19	4/29/19
Staff Intake:	KWA	





A. BACKGROUND

1. Name of proposed project, if applicable:

1200 Bonneville Avenue

2. Name of applicant:

Girard Properties I, LLC

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

**Applicant: Girard Properties I, LLC
Attn: Julie Girard
PO Box 14727
Mill Creek, WA 98082
425-743-6388**

**Contact: Shockey Planning Group, Inc.
Attn: Reid Shockey
2716 Colby Avenue
Everett, WA 98201
425-258-9308**

4. Date checklist prepared:

October 24, 2017; Revised April 18, 2018

5. Agency requesting checklist:

City of Snohomish

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

Site grading to begin immediately on ADP approval, approximately two years to completion. Final site development/occupancy to follow, schedule unknown at this time.

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

None

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

**Environmental Checklist September 2017; Revised April 2018
Critical Area Study (Wetland Resources)
Wetland Mitigation Plan (Wetland Resources)
Geotechnical Report (Terra Associates)
Drainage Plans and Report (Cavassa & Associates)
Storm Water Pollution Prevention Plan (Cavassa & Associates)**

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Mitigation measures include a construction schedule for wall and backfill, to limit repeated disturbance to wetland.

Subject proposal will create building pad, not including construction of buildings. Future permits anticipated for structures.

Cultural Resources Inventory report by Historical Research Associates Inc, dated 4/22/19



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- 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

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

The following permits/approvals have been identified for this proposal:

- Administrative Development Plan Approval (City of Snohomish)**
- Critical Areas Buffer Variance**
- Construction Storm Water NPDES Permit (WDOE)**
- Site Civil Construction Permit (City of Snohomish)**
- Hydraulic Project Approval (WDFW)**
- Building Permits (City of Snohomish)**



Other permits may be identified during the review and permitting process.

- 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 proposal is to fill and grade approximately 180,000 sq. ft. (4.13 acres) of land at 1200 Bonneville Avenue in Snohomish, for the purpose of preparing the site for industrial development consistent with existing Industrial zoning. The ultimate industrial user is unknown, as the site in its current condition is essentially unmarketable to potential industrial users. The ADP Site Plan illustrates one possibility for ultimate site development, featuring a mix of industrial uses.



- 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 on the west side of the 1200 block of Bonneville Avenue in the NE ¼ of the NE ¼ for the SE ¼ of Sec 12, T 28N, R 5E, WM. Please refer to the attached legal description and vicinity map. The Assessor's Parcel Numbers are: 28051200400300, 28051200400400, 28051200401100, 28051200400600.



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B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):
Flat, rolling, hilly, steep slopes, mountainous, other see below:

The site slopes sharply down from the west side of Bonneville Ave. approximately 25 feet at a 2:1 slope, then flattens to approximately a 5:1 slope for about 4 feet in elevation change to the edge of the wetland. There is a nearly isolated area 1.4 acres of upland in the area to the west along the south side of the property.



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

Approximately 50%

- 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.

The upland portion of the site consists of silty clay loam over dense clay (till). The lower lying areas consist of dark brown to black peat soil and Mukilteo Muck. The site has no agricultural land of long term significance.

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

None

- 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.

Filling and grading would occur on approximately 180,000 sq.ft. adjacent to Bonneville Avenue to roughly match the elevation of the street. Fill would extend westerly to a constructed retaining wall at the edge of the wetland. The quantity of fill would total approximately 227,000 cubic yards, with a maximum fill depth of approximately 34 feet. Fill would be imported from a variety of construction projects in the region, compacted as necessary to support future construction of pavement and industrial buildings. No export of material would occur.

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

Potential for erosion would occur on exposed slopes during construction activities.

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

Approximately 25% of the total site would be covered with compacted fill and, eventually, pavement and buildings.

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

Best erosion prevention methods would be employed per the Storm Drainage Plans, Report, and Storm Water Pollution Prevention Plan (SWPPP).

2. Air

- 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 placement of the fill and construction of the retaining wall, emissions will consist of exhaust from earth moving equipment and vehicle traffic. Dust from the site could occur during dry weather, but would be controlled through watering of the site surface as necessary. Long term air emissions would result from vehicular traffic associated with the eventual industrial user(s) of the site. Quantities are unknown, but not anticipated to cause significant impacts.

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

None

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

Sprinkling exposed soil surfaces during dry construction periods.

3. Water

- 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

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Geotechnical report recommendations include structural fill to be used for wall foundation and fill zone subgrades.



type and provide names. If appropriate, state what stream or river it flows into.

Yes. A portion of Cemetery Creek and approximately 10.86 acres of Category II wetland occurs on the property. A drainage ditch along the north side of the property feeds Cemetery Creek to the west. Refer to submitted Critical Areas Study for a complete description of site conditions.

- 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. Placement of fill and construction of a retaining wall and stormwater detention facilities would occur immediately adjacent to on-site wetlands.

- 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.

No fill would be placed into existing wetlands. However, the proposal includes "paper fill" (approximately 62,000 sq.ft.) of a portion of the wetland by designating it as buffer. The proposal also includes reduction of the standard 100-foot buffer resulting in a total reduction of approximately 34,700 sq. ft. of buffer. As mitigation for these impacts, approximately 137,600 sq. ft. of wetland and 57,400 sq. ft. of buffer would be enhanced with plantings of native trees and shrubs to improve the wetland functions and values over what currently exist.

Refer to submitted Critical Areas Study for a complete description of project impacts and mitigation measures.

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

None

- 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.

None

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.

None

- 2) Describe waste material that will be discharged into the ground from septic tanks or

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Critical areas report was revised to remove the "paper fill" mitigation proposal. Project being processed as a variance for 95% buffer reduction.



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

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.

Runoff from the developed (eastern) portion of the site and Bonneville Avenue street frontage would be collected in catch basins and directed to a detention pond along the south property boundary. Release from the detention pond would be at the pre-development runoff rate, via dispersion trenches into the adjacent wetland.

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

Potential for sediment and contaminants to enter the wetland during the construction and long-term industrial use(s) of the site. (See "d" below)

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

The existing drainage pattern would be retained.

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

A number of mitigation measures and BMP's are proposed for the construction phase and long-term industrial use(s) of the site to meet City and DOE standards.

Refer to the submitted Drainage Report and SWPPP for complete description of mitigation measures.

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Adherence to recommendations of all professional studies will be a mitigation measure.

4. Plants

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



Refer to submitted Critical Areas Report for a complete description of vegetation communities occurring of the site.

- b. What kind and amount of vegetation will be removed or altered?

Approximately 180,000 sq. ft. of upland vegetation along the Bonneville Avenue frontage would be permanently removed for placement of fill and eventual development for industrial use(s).

- 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:

Approximately 137,600 sq. ft. of wetland and 57,400 sq. ft. of wetland buffer would be enhanced by removing non-native vegetation and replanting with native trees and shrubs. Areas to be planted include all of the remaining upland buffer, a fifty-foot wide area along Cemetery Creek and along the western ditch, dense enhancement plantings along the entire 75-foot portion of the wetland designated as buffer, and thirty, 30-foot diameter habitat islands within the wetland. The habitat islands will be located in areas of the wetland that are currently overtaken with non-native, invasive vegetation.

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

Blackberry, reed canary grass

5. Animals

- 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 _____

- 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.

Cemetery Creek is considered a habitat conservation area.

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

Approximately 137,600 sq. ft. of wetland and 57,400 sq. ft. of buffer would be enhanced with plantings of native trees and shrubs, improving the wildlife habitat diversity and quality over what currently exist.

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

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None

6. Energy and natural resources ADMINISTRATION COMMENTS ONLY

- 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 and natural gas would be used by the ultimate industrial user(s) for space heating, and for various industrial processes (manufacturing, etc.)

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

No

- 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:

Standard energy efficiency features would be included in the buildings' design/construction.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known. This will be subject to City review once an end user is known.

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

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Ultimate industrial use(s) on the site would likely utilize and store various chemicals and other materials considered toxic or hazardous. The exact nature of those activities are unknown at this time.

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

This will be subject to City review once an end user is known.

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



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Standard protective measures would be employed in the use and storage of hazardous materials.

b. Noise

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

Traffic noise and ambient noise levels typical of an industrial setting.

- 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.

Operation of heavy equipment (bulldozers, trucks, etc.) would generate noise during site preparation and construction activities. Long term industrial use(s) would generate noise from vehicular traffic and other site activities typical of an industrial environment.

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

Compliance with City regulations applying to activities in an Industrial zone.

8. Land and shoreline use

- 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 is currently vacant except for power transmission lines crossing the west portion of the site and a cellular tower along the south property boundary. Adjacent uses are a mix of industrial facilities and vacant land. The proposal would not affect other uses in the vicinity.

- 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 site was used for agriculture many decades ago, but those activities are long since abandoned. No agricultural or forest land of commercial significance would be converted or impacted by the proposal.

- 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.

None

Wireless communications facility on site.

Wireless communications facility tower.



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

No

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

Industrial

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

Industrial

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.

A large portion of the site has been identified as a Class II wetland. Cemetery Creek runs along the northwestern site boundary. Both of these features are classified as critical areas subject to City and State regulations.

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

Site preparation and development would support approximately 10 workers. Based on the ADP scenario for ultimate industrial use of the site, approximately 50 employees would work on site. Nobody would reside on site.

Subject proposal will not result in any occupants.

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

None

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:

Proposal is consistent with Industrial designation/zoning of the site and would be compatible with other uses in the vicinity.

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

No nearby agricultural or forest lands.

9. Housing

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

None



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

None

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

None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Maximum building height would be 40 feet. Exterior materials and colors are unknown at this time.

No structures proposed at this time.

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

Vacant site would ultimately converted to developed industrial building(s), parking, storage, and other activities visible from Bonneville Avenue and other properties in the vicinity.

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

Compliance with City design standards for Industrial development outside the designated historic area. Refer to submitted Applicant's Assessment of Compliance.

11. Light and glare

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

Light and glare would be generated by vehicle headlights, security and building lighting, and daytime reflection from building surfaces.

- 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:

None

12. Recreation



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

None

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

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.

None

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.

Incorporated by reference to this checklist is a report by Historical Research Associates, Inc., prepared pursuant to the City’s December 19, 2018 Correction Letter from Katie Hoole to Reid Shockey. Archaeologists excavated 24 shovel probes on the subject site. The report finds that “No significant precontact or historic-period cultural materials were identified during the survey.”

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

If any resources are “inadvertently discovered” during development/construction on the site, appropriate Tribal and/or the Department of Archaeology and Historic Preservation (DAHP) will be notified.

14. Transportation

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.

Bonneville Avenue fronts the east boundary of the site. Two new driveway access points are proposed to serve future industrial use(s).

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Ferguson Park

Archaeological site survey dated 4/22/19 included archival research and shovel probes.

According to report, archival research indicated moderate probability of precontact Native American and historic period archaeological materials; shovel probes found no resources on site.

An inadvertent discovery plan is required of all ground disturbing activities.



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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?

No transit service on Bonneville Avenue. Nearest transit service is approximately 1000 feet east of the site along Avenue D, Community Transit bus routes 109, 270, 271, and 424.

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

The ADP site development scenario would provide 63 parking spaces. 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).

The proposal would include improvements along the Bonneville Avenue frontage consisting of widened pavement, concrete curb/gutter, planting strip, and concrete sidewalk.

- 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?

As future industrial use(s) of the site have not yet been identified, the volume and pattern of traffic attributable to the development cannot be determined at this time.

- 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:

In accordance with SMC Chapter 14.295, when a building permit is processed for future industrial use(s) on the site, trip generation will be determined, traffic impacts will be identified, and developer mitigation obligations assigned. A traffic study may be required to determine those impacts and mitigation obligations.

15. Public services

- 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.

Increased demand for public services, particularly fire, police, and emergency medical care, typical of Industrial uses.

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

None

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16. Utilities

a. Circle utilities currently available at the site:

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

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

- Sewer and Water – City of Snohomish**
- Electricity- Snohomish PUD #1**
- Natural Gas – Puget Sound Energy**
- Telephone – Frontier Communications**
- Refuse – Republic Services/Allied Waste**

All utilities are located along the Bonneville Avenue frontage and would be extended directly onto the site to serve future industrial use(s).

C. Signature

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: 4/24/19

Agency Evaluation completed by: Brooke Edem Date: 4/29/19

Signature:

