



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 #: 04-19-SDP	
Date: 4/4/2019	Staff Intake: KHH



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

1. Name of proposed project, if applicable:

McDonald's Redevelopment

2. Name of applicant:

McDonald's USA, LLC (Patrick Banker and Jeb Brewer)

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

18121 102nd Dr SE
Snohomish, WA 98296

4. Date checklist prepared:

4/4/2019

5. Agency requesting checklist:

City of Snohomish

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

Begin Construction Summer 2019 and finish construction in approx. 150 days.

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

None anticipated

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

Geotechnical Engineering Report prepared by The Riley Group, dated November 21, 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.

None known

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

From the City of Snohomish we anticipate Site Plan Review, Design Review, Clearing and Grading, Building, Mechanical, Plumbing, Demo, Fire Alarm, Fire Suppression, Fire Sprinkler, Irrigation, Hood and Duct, ROW, and Sign permits. We also anticipate a Food Establishment Permit from Snohomish County Health District, an Electrical Permit from L&I, and Notification of Demolition from the Clean Air Agency.





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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 site is approximately 0.88 acres and is currently developed with an existing 3,521 SF restaurant building, a single-lane drive-thru facility, 33-stall asphalt paved parking lot, and associated underground utilities. The proposed redevelopment will include demolition of the existing restaurant building, a single-lane drive-thru facility, asphalt paved parking lot, and associated underground utilities. In its place, the applicant proposes to construction a new 4,586 SF restaurant building with a dual-lane drive-thru facility, 46-stall asphalt paved parking lot, new 3-foot max tall retaining walls and associated underground utilities.



- 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 917 Ave D in Snohomish, Washington. See enclosed Civil Construction Documents prepared by Navix Engineering, Inc for an ALTA/ACSM Land Title Survey prepared by Tim Hanson and Associates, Inc.

Snohomish County tax
parcel #
28060700300300

B. ENVIRONMENTAL ELEMENTS

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

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



- b. What is the steepest slope on the site (approximate percent slope)?
A maximum of 5% in the existing parking area with a maximum 33% (3:1) in the existing landscape areas. In the proposed conditions the parking lot will have a maximum of 5% and a maximum of 33% (3:1) in the landscape areas.



- 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.

According to the Geotechnical Engineering Report prepared by The Riley Group, dated November 21, 2017, the typical soils underlying the site includes medium dense to very dense silty sand with gravel to gravelly sand with trace of silt with interbedded soft silt.





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

None known.

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.

It is anticipated that approx. 1,500 CY of material shall be moved during grading operations. The site shall be graded to approach a balanced site (cut to fill). Any import and export materials shall be obtained and/or transported from an approved and permitted location.



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

Temporary erosion and sediment control measures will be implemented in accordance with City of Snohomish standard practices and requirements to minimize short term construction impacts.



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

Approx. 80% of the site.

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

A Temporary Erosion and Sediment Control Plan will be submitted for the City's review and approval. Approved erosion mitigation measures will be implemented prior to and during construction. The erosion control plan will include such elements as filter fabric fencing, a construction entrance and the employment of Best Management Practices during construction.



2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction vehicles and equipment will result in increased emissions and dust into the air. After project completion, emissions to the air will be limited to the vehicle exhaust generated by employees and customers of the restaurant.



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:

Site will be sprinkled with water during dry construction months as necessary to control dust. Construction vehicles are typically equipped with factory-installed mufflers and spark arresters that will control excessive emissions.



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 an existing wetland directly east of the project site.

Category II wetland with 100-foot buffer located off-site at 1209 Tenth Street. Wetland boundary is located 158 feet east of the subject property, according to critical areas report for 1209 Tenth Street



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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.

No



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.

N/A

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

N/A

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.

N/A





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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.

On-site stormwater runoff from paved surfaces will be collected and transported via a system of curb, gutter, catch basins and underground piping to an oil/water separator followed by a Contech StormFilter for water quality treatment. From there, the treated runoff is conveyed to an underground infiltration trench where stormwater is discharged to the sub-surface soils.

- 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:

N/A

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?

To accommodate the proposed project, portions of the existing landscaping will be removed and replaced in kind elsewhere on the site.

- 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:

The project will be landscaped in accordance with City of Snohomish requirements. This landscaping includes perimeter and parking lot landscaping.



Proposed development must be consistent with the 2012 DOE Stormwater Management Manual

A variety of native and ornamental species are proposed for site landscaping



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- 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:
 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.
Yes, the site is within Pacific Flyway area, a north-south flyway for migratory birds.

Subject property is not known to be an important site on the migration route

- d. Proposed measures to preserve or enhance wildlife, if any:
On-site landscaping consistent with the City of Snohomish standards will be provided, including the planting of trees, which will enhance wildlife habitat on-site.



- 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 services will be used for power, cooking, and heating



- 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:
The project will utilize energy efficient mechanical systems and will comply with the requirements of the Washington Non-Residential 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 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.
No toxic or hazardous chemicals are proposed to be stored, used, or produces as part of the project.



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



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



b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic noise from adjacent developments, nearby roads and highways should not affect the proposed project.





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- 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.

On a short term basis, construction noise at levels typically associated with commercial construction would be created. On a long term basis, noise from customer vehicles will exist. Construction noise shall occur only during City mandated hours. Long term noise shall occur 24 hours a day from the operation of the drive-thru.

Construction noise is regulated under Chapter 8.16 SMC.



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

Operation hours for construction activities shall be per City of Snohomish requirements.

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.

An existing McDonald's restaurant and associated asphalt-paved parking lot are currently located on the project site. The site is bordered to the north by a 7-11, to the south by a Jack in the Box restaurant, to the west by Avenue D, and the east by a commercially zoned property.



- 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?

None known.



- 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.

An existing McDonald's restaurant building and associated drive-thru facility and parking lot currently exist on the site.



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

Yes, all existing buildings/structures will be demolished.



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

Commercial





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

Commercial



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.

No



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

Approximately 80 employees will work at the completed project.



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

People do not currently reside at the subject site; therefore, permanent displacement is not applicable.



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

N/A

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

The proposed development is consistent with the zoning requirements of the City of Snohomish.



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.

N/A



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

N/A





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

N/A

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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?

Tallest height is approximately 22 feet. The principal exterior building material is wood stud load bearing walls with hardi-board siding and stone veneer finishes.



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

Views of adjacent properties will no be altered or obstructed.



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

The project has been designed in accordance with City standards. This effort includes enhancement to the building architecture and landscaping throughout the parking lot and property perimeter.

The development will be subject to Design Standards Outside the Historic District, 2004

11. Light and glare [\[help\]](#)

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

Parking lot will be illuminated during evening hours. Vehicle headlights will also produce light and glare during evening hours.



- 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?

Parking lot lighting from the adjacent developments and roadways may affect the project site.



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

The project lighting will be designed to provide a safe level of lighting in the parking lot and around the building in accordance with City requirements. Light fixtures and pole spacing will be designed to minimize any light encroachment on adjacent properties.



12. Recreation [\[help\]](#)

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

Ferguson Park is located approximately 0.5 miles from the project site. Snohomish Aquatic Center is located approximately 0.5 miles from the project site.

The Interurban Trail is located within 500 feet of the subject property



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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:

The proposed project will include an approx. 810 sf indoor PlayPlace facility.



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.

None known.

The existing building was constructed in 1980 according to Snohomish County Assessor data

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.

N/A



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.

Using the DAHP's WISAARD online mapping system, there are no known cultural or historic properties on or in close proximity of the project site.

The property is shown as low-moderate risk on the predictive model; no GLO features are in the vicinity

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.

N/A

All ground disturbing activities are required to follow an inadvertent discovery plan

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 project site is currently accessed by means of an entrances on Avenue D. In the developed conditions, the existing site entrance from Avenue D will be remain, but be modified to current standards.





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Community Transit stop #860, serving routes 109 and 271

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?

Yes, nearest transit stop is located on the east site of Avenue D, approximately 130-feet north of the project site.



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

The completed project will include 46 parking spaces. The project will eliminate 33 parking stalls.

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).

No frontage improvements are required as part of the site redevelopment.



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?

According to the Trip Generation Memo prepared by TENW, dated 2/23/2018, the proposed McDonald's Redevelopment is estimated to generate 249 net new weekday daily trips with 22 net new trips occurring during the AM peak hour (12 entering, 10 exiting) and 18 net new trips during the PM peak hour (9 entering, 9 exiting).



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.

N/A



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

The project will contribute a traffic impact fees as required by City of Snohomish.

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 proposed redevelopment will include a fire sprinkler system, which will result in an increased fire protection services.





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- b. Proposed measures to reduce or control direct impacts on public services, if any.
The proposed project will implement design to meet or exceed City fire/life/safety codes.

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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.

Domestic/irrigation water service to be supplied by City of Snohomish - extend from existing main in the Avenue D ROW. Sanitary sewer service to be supplied by City of Snohomish - extend from the existing main in Avenue D. Electricity service to be provided by Snohomish Co. PUD - extend from an existing power pole in the Avenue D ROW. Natural gas to be provided by PSE - extend from an existing gas valve on the west site of the project site. Telecommunications to be provided by Frontier Communicaiton - extend from an existing power pole in the Avenue D ROW.

Refuse service provided by Allied Waste/Republic Services

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: *A. Green*

Date Submitted: 4/4/2019

Agency Evaluation completed by: *Brooke Edem* Date: 4/16/19

Signature: *[Signature]*