



RECEIVED
12/19/2018
PLANNING

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12/13/2018
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CITY OF SNOHOMO

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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 #:	22-18-SDP		
Date:	12/13/2018 & 12/19/2018	Staff Intake:	SP & KHH

City of Snohomish



ADMINISTRATION
COMMENTS ONLY

A. BACKGROUND [help]

1. Name of proposed project, if applicable:
10 th Street Residences
2. Name of applicant:
Matt Echelbarger
3. Address and phone number of applicant and contact person:
16304 Broadway Ave, Snohomish, WA 98296
4. Date checklist prepared:
9-10-2018
5. Agency requesting checklist:
City of Snohomish
6. Proposed timing or schedule (including phasing, if applicable):
Construction summer 2019
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.
Wetland Resources, Inc. has surveyed and documented known wetlands and buffers and has prepared a Mitigation Plan for these critical areas on site. This report is included in the SDP submittal.
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 at this time
10. List any government approvals or permits that will be needed for your proposal, if known.
Type 3 Permit City of Snohomish Site Development Plan (SDP).
Right of Way Permit and improvement plan w/ traffic control plan.
Storm water, District Fire Review and approval.
Sewer and Water installation permits.
PUD review and approval
Building / Construction Permit

Cultural resources assessment by Tierra Right of Way, Geotechnical report by Nelson Geotechnical Associates, Traffic Impact Analysis by Gibson Traffic Consultants (revised December 2019)

Site Civil Construction permit for site work



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 entire site measures approximately 88,650 s.f., nearly 1/2 of the site lies inside the buffers of a category II wetlands in the southern downslope portion of the property. A mitigation plan for buffer reductions will be completed to Wetland Resources and city requirements.

The residences consist of 3 apartment buildings housing a total of 24-26 units, a mixture of 1, 2 and 3 bedrooms units. Building A parks 8 cars in a common garage, Building B & C each park 5 cars in a common garage. The remainder of the parking is surface parking or carports.

Access to the site is from the north is off 10th Street and runs south into the site. Rookeries will be built to limit this access slope to 15% maximum.

An emergency fire access easement to Ave. D enters the site at the sewer easement manhole. 1-2 fire hydrants will be added to the site per the fire marshall's required locations.

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C A critical area study addressing the proposed buffer width averaging plan and mitigation for temporary buffer impacts has been prepared by Wetland Resources, Inc., pursuant to Snohomish Municipal Code.

Project revised to include 28 residential units proposed on a 2.04-acre site (previously 26 units)

Tax parcel number 00487700001903

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 near the intersection of 10th Street and Avenue D' in the city of Snohomish, WA. A portion of Section 7 Township 28N, Range 06E, W.M. Addressed at 1209 10th Street.

B. ENVIRONMENTAL ELEMENTS

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

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

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

The site drops steeply to the south of 10th Street, then flattens to a gentle slope in the middle of the site and then drops to 10-15% at the southern end of the site.

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

The steepest portion of the slope just south of 10th Street and is approximately 33% for about 20'

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soils on the site has been evaluated by Nelson Geotechnical Associates, Inc. in a report # 1032718 dated May 1, 2018 which is included in the SDP submittal.

Tokol gravelly medial loam per NRCS; fine to medium sand and gravel per geotechnical report



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Low potential for liquefaction or amplification of ground motion per geotechnical report

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

None known at this time.

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.

Purpose of grading will be to prepare the site for the installation of the proposed improvements. The area of grading will be approximately 58,500 sf with an estimated 3,500 cy of cut and 6,000 cy of fill. Source of fill will be select site cut and imported structural fill.

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

Anytime soil is exposed to the weather, there is the threat of erosion. The danger of erosion would mostly be from direct rainfall or from wind. Best Management Practices will be used to control erosion.

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

43%

Best management practices for TESC and erosion control will be required

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

Best Management Practices from the Department of Ecology Stormwater Management Manual for Western Washington will be used to mitigate the threat of erosion. These practices will include masking clearing limits, a construction entrance, stabilizing exposed soils with rock or mulch, silt fencing, and a sediment trap.

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.

This residential project will have ordinary operational emissions from construction and excavation equipment. Diesel emission will be mostly during site and excavation activities. The buildings are 3 story low rise wood framed and will not require cranes, drilling or pile driving. Quantities are not known.

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

None known at this time

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

None other than limiting the work to normal hours of operation.

One Category II wetland (Wetland A) is located on-site in the southeastern region. Wetland A has a slightly constricted surface outlet that is permanently flowing, discharging to Blackmans Lake Creek, which outlets to the Snohomish River.

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.



- 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.

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The project will not require any work over or in Wetland A. The project will require work adjacent to the wetland. No work will occur within 56 feet of Wetland A.

- 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.

Not applicable. No amount of fill and dredge material will be placed in or removed from Wetland A.

Buffer width averaging proposed pursuant to SMC 14.260

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

Not applicable. The proposal does not require surface water withdrawals or diversions.

- 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 ground water will be withdrawn or discharged.

- 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.

Residential City of Snohomish sewer system to be used.

The source of runoff will be direct rainfall. This runoff will be collected with roof drains and catchbasins. Impervious surfaces subject to pollutants will have runoff directed to a premanufactured filter for runoff treatment. Treated runoff along with roof runoff will then be discharged into infiltration trenches. Quantities are discussed in the Conceptual Stormwater Siteplan provided under separate cover.



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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.

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

The source of pollutants for the project will be those areas where vehicles are allowed. This runoff will be treated per the approved stormwater manual prior to infiltration into the subsoils.

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

The proposed development will collect, treat, and infiltrate runoff. This will mimic the predeveloped condition.

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

The storm drainage system will be designed to meet the requirements of the Department of Ecology Stormwater Management Manual for Western Washington as adopted by the City of Snohomish and will provide Best Management Practices to control runoff. These practices will include runoff treatment using a premanufactured filter system and infiltration into the subsoils using rock filled infiltration trenches.

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 Refer to Wetland Resources report

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

Clearing and grubbing of the site will be undertaken within the construction limits of the development plan, wetlands buffers and final mitigation plan as well as the approved tree preservation plan, if any is required.

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:

A formal mitigation plan by Wetland Resources, Inc. has been completed and is part of the SDP submittal and shall be adhered to. The project will follow the requirements and review from the City of Snohomish SMC 14.240 landscaping & 14.235 off street parking regulations.



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- e. List all noxious weeds and invasive species known to be on or near the site.
The site contains lots of blackberries.

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: ~~birds~~
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

Given the habitat available, the following mammalian species may use the site: bats (*Myotis* spp.), Columbian black-tailed deer (*Odocoileus hemionus columbianus*), coyotes (*Canis latrans*), deer mice (*Peromyscus maniculatus*), eastern cottontail rabbits (*Sylvilagus floridanus*), moles (*Scapanus* spp.), raccoons (*Procyon lotor*), shrews (*Sorex* spp.), skunks (*Mephitis* spp.), squirrels (*Sciurus griseus*, *Tamiasciurus douglasii*), and Virginia opossums (*Didelphis virginiana*). The following avian species are expected to use the area: American crow (*Corvus brachyrhynchos*), Stellar's jay (*Cyanocitta stelleri*), black-capped chickadee (*Poecile atricapillus*), dark eyed junco (*Junco hyemalis*), and rufous-sided towhee (*Pipilo erythrophthalmus*). A variety of amphibian species may also use the area, especially in and around seasonally ponded areas. According the WDFW PHS, no species listed as threatened or endangered occur on in the immediate vicinity of this site. According to WDFW SalmonScape, threatened species that are potentially present in Blackmans Lake Creek include Steelhead (*Oncorhynchus mykiss*), Chinook (*Oncorhynchus tshawtscha*) based upon lack of gradient barrier.

- b. List any threatened and endangered species known to be on or near the site.
None known at this time.

- c. Is the site part of a migration route? If so, explain.
Not known.
All of Western Washington is in the Pacific Flyway for migratory birds. The property is not known to be an important migration site

- d. Proposed measures to preserve or enhance wildlife, if any:
Construction activities limited to areas outside required buffers per DOE and Wetland Resources, Inc. and adherence to the same have by their nature help to preserve or enhance wildlife. Additional measures of mitigation per Wetland Resources, Inc. provide preservation in areas of buffer reduction.

- 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.

This project will be designed to comply with the latest version (currently 2015 WSEC) of the Washington State Energy Code , residential R-2 exception. Heating units will be either electric, air source heat pump or natural gas.

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

No, This low rise development (35' height limit) and topography of the site place the buildings down 15' from 10th street and lower to the south. Building B and C may block western sun but the southern exposure remains viable for both this project and the existing apartments to the east.



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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:~~ Compliance to the 2015 WSEC or curent code in affect at the time of permitting and constrction.

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.~~

None known at this time.

- 1) Describe any known or possible contamination at the site from present or past uses.
None expected as the site has not been developed. No indications of contamination found in the NGA geotechnical report .

- 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.

EMT located less than 1 mile north on Ave. D at District 7 station.

Handwritten signature

- 5) Proposed measures to reduce or control environmental health hazards, if any:
None required at this time. ~~See Civils which include Best Management Practices protections during site development.~~

b. Noise

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

The adjacent /use to the west is a AM/PM store and to the east is a low rise apartment. Neither use will affect this project.

Typical urban noise present; area includes both commercial and residential uses



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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.

Short term effects would be those associated with normal low rise wood framed construction
Construction will take place normal business hours Monday - Saturday 8am - 5pm
The rocky construction will be close to 10th Street.
This may have impacts to traffic and normal operation along 10th Street.
Gibson Traffic Consultants have provided a traffic study for this project

Construction noise regulated under SMC 8.16

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

~~Limiting the hours of operation~~

The Commercial designation allows multi-family residential uses without a commercial component

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 designated Commercial (COM) which allows a maximum density of 18 units per acre. Medium Density Residential setback standards apply. Adjacent uses are commercial store to the east, Swifty Creek apartments to the east.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

None

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

No

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

Commercial (COM)



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- f. What is the current comprehensive plan designation of the site?
Commercial with Multifamily allowed
- g. If applicable, what is the current shoreline master program designation of the site?
Not known at this time
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes. A Site Plan, Survey and a Critical Area Mitigation Report has been completed by Harmsen and associates and Wetland Resources, and are submitted with this Site Development Plan (SDP) application. These plans and reports have the specifications on existing survey, site and tree conditions and proposed construction and mitigation plan.
- i. Approximately how many people would reside or work in the completed project?
42
- j. Approximately how many people would the completed project displace?
0
- 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 project, like all multifamily developments in non-multifamily land use designations must meet the standards of the MD Medium Density zones. This project has been designed to meet those requirements.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
n/a

The site is outside the Shoreline jurisdiction

Category II wetland at the southeast corner extends off site. Buffer width averaging is proposed, consistent with SMC 14.260

9. Housing [help]

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
24-26 units for middle income renters
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

Proposal has been revised to 28 residential units



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

This projects adds units close to shopping and other stores and services.

10. Aesthetics [help]

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

35' 4 corner average height.

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

The only views affected are a portion of 2 units of the 7 building "Swifty Creek Apartments" on the western property of this project. The street view will appear as a single story due to slope and have minimal affect on any view south. The western view is not blocking any view but from the back of the commercial buildings on D street. The view south slopes down to a parking lot.

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

Compliance with City of Snohomish design Medium Family Design standards.

Structures must be consistent with 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?

The project will emit light from the windows and parking lot lighting during the evening hours generally when working residents are home.

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

The project will have minimal glare or light emissions to public areas mostly due to the topography and arrangement of the buildings. The buildings are 20' below the street level except for Building A upper floor which has ADA access from the sidewalk. There could be light from normal residential windows from Building B to the adjacent Swifty Creek Apts. 30 feet away. Parking and residential lighting from Building A would be close to commercial building 30' away and below and at the back of the store. Building C residential lighting would be facing a parking lot to the west.

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

There will be light coming into the project site from mostly the parking lot lights and signs from the commercial buildings to the west. Light and glare from commercial use on 10th Street will impact Building A upper floor units.

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

Parking lot lights from this project will be shielded to reduce glare from the open parking.

12. Recreation [help]

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

10th street sidewalk east leads to pilchuck trail walk and into the downtown and the new pool on Maple Street.

Interurban Trail to the south



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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 southern 1/2 of the site remains open space and provides access to the on site open space mitigation area south of Building C.

Payment of Park Impact fees required per SMC 14.300

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

Cultural Resources Assessment by Tierra Right of Way completed November 2019

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 plan required per SMC 14.252

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 served from Hiway 9 and Hiway 2 which converge to meet via a round about to Ave. D a main road into the downtown. The site is 1 block east on 10th Street from Ave. D.



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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?

The nearest transit stop is located 1 block from the site's entrance on nearby Ave. D.

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 add 52 parking spaces to the city, none will be eliminated as the site is undeveloped at this time.

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).

Sidewalk curb and gutter on the south side of 10th Street will required using the right of way

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?

A traffic study for this proposal has been completed by Gibson Traffic Consultants, Inc. and is included in the SDP submittal.

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:

Refer to Gibson Traffic Study

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.

This project will increase the in-city population and will certainly increase the need for the public services listed above as this residential development will likely include families and individuals.

According to the revised (December) TIA the project will generate 205 daily trips, with 13 during the AM peak hour and 16 during the PM peak hour

Payment of Traffic Impact fees required per SMC 14.295



- 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.

PSE Natural Gas:	Service connections to the buildings.
Snohomish PUD Power:	Service extension to buildings and for parking lot lighting.
City of Snohomish Sewer:	On-site main line extension and side sewers to buildings.
City of Snohomish Water:	On-site main line extensions for fire hydrants and service to the buildings for domestic and sprinklers.
Refuse Service:	
Communications:	

Refuse services provided by Allied Waste/Republic Services; Communications provided by Frontier/Comcast

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: 12-19-2019

Agency Evaluation completed by: Brooke Eidem Date: 12/18/19
 Signature: [Handwritten Signature]

Amended from original