SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

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.

A. Background

Project #CV20-0005

1. Name of proposed project, if applicable:
   Snohomish Texaco

2. Name of applicant:
   Perry Ventures B, LLC

3. Address and phone number of applicant and contact person:
Applicant: 13116 39th Ave SE, Everett, WA 98208
Contact: Brian Kalab, P.E. / Insight Engineering Company –
PO Box 1478, Everett, WA 98206

4. Date checklist prepared:
January 20, 2020

5. Agency requesting checklist:
City of Snohomish

6. Proposed timing or schedule (including phasing, if applicable):
Project will completed in one phase upon receipt of applicable land use, building, and civil permits.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No additions expected at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Drainage letter, Stormwater pollution prevention plan.
Pilchuck District EIS prepared March 2011 - district includes subject property

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.
SEPA determination by City of Snohomish, building pemits by the City of Snohomish, Civil permits by the City of Snohomish

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.)
Remove and replace two (2) 12,000 gallon fuel tanks.
Existing gas station/convenience store on a fully paved, 0.14-acre site; work includes regrading and resurfacing and a new oil/water separator

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.
~~709~~ Second St, Snohomish, WA 98290
Site address is 701 Second Street

NW ¼, SW ¼, Sec. 18, T.28N., R.06E, W.M.
Tpns: 00537700100401, 00537700100402.

B. Environmental Elements

1. Earth

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)?
The steepest slopes are 2%.

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.
Tokul gravelly medial loam as per the soil conservation service soil survey of Snohomish County.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no indications of history of unstable soils in the immediate vicinity.

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.
Civil work sites would be cleared, graded and compacted as necessary to achieve proper grading transition, drainage and structural stability. No more than 150 CY of material will be cut, and no more than 150 CY will be used for fill. The source of fill will be comprised of engineered soils which will be compacted to insure stability.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, the potential for onsite erosion will increase in the short-term where soils are exposed during site preparation and construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 100% of the site would be covered by commercial buildings, tank pads, and associated driveways.

Site is currently fully paved and/or covered with buildings

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
A Stormwater Pollution Prevention Plan (SWPPP) will be submitted to the City for approval prior to any construction activities. Construction phase erosion control typically includes the use of silt fences, hay bales, and catch basin protection provided as necessary to minimize the impacts of erosion on off-site area and on-site systems.

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.
Short Term Construction Impacts: Short-term emissions and odors would result from site preparation and construction activities. Sources of short-term emissions and odors include dust generated by grading activities and combustion emissions from heavy equipment. It is anticipated that these impacts would be minimal.
Long Term Air Quality Impacts: There would be no long-term impacts, as the use would be the same.

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:
Construction Impact Mitigation: The Washington Clean Air Act requires the use of all known, available and reasonable means of controlling air pollution, including dust. Construction impacts would not be significant and the potential for soils to be carried off the site by exiting trucks could be controlled with the construction of a gravel entrance. Additionally, equipment used for site preparation will be serviced and maintained in good operation condition to lessen impacts from this source. Water will also be used for dust control when necessary.

Long-Term Air Quality Mitigation: Long-term air quality impacts are not expected to exceed regulated amounts.

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 type and provide names. If appropriate, state what stream or river it flows into.
No.
Category II wetland located appx 250 ft north of the site, across Second St - no work near wetland

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.
N/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.
No fill or dredge will be used inthis project.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No, it will not.

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.
Waste materials would not be discharged to surface waters as a result of these projects. It is possible that discharges of petroleum products and other substances related to automobiles from the parking areas could result from the surface flow of storm water. However implementation of the drainage plan would minimize this occurrence by providing water quality in the stormwater drainage facilities.

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, does not apply.

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.
The project would continue be served by City of Snohomish Sewer & Water District for sanitary sewer services at time of construction completion. No waste material would be discharged from septic tanks or other sources.

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.
At the time of development the proposed impervious surface water run off shall be collected via conveyance systems within the site and conveyed to an oil water separator and released to a conveyance system within the site. Please refer to the attached grading and drainage plan.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Oil, grease and other pollutants from the additional paved areas could potentially enter the ground or downstream surface waters through surface water runoff. Construction of the water quality features of the detailed drainage plan would provide adequate downstream protection.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
City of Snohomish
Temporary and permanent drainage facilities meeting ~~county~~ and state standards would

be employed to control surface runoff during constriction and after development, as discussed previously. As the site is already 100 percent impervious area, the drainage patterns would not change from existing conditions.

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

The addition of an oil/water separator will reduce the likelihood of pollutants entering the downstream system.

4. Plants

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other: oak
____evergreen tree: fir, cedar, pine, other: sequoia
____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?

N/A, there is no vegetation onsite.

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

None known.

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

None.

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

None known.

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**: **rodents and squirrels**
fish: bass, salmon, trout, herring, shellfish, other _____

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

c. Is the site part of a migration route? If so, explain.
All of Western Washington is located in the Pacific Flyaway. The site is not a significant factor in the Pacific Flyway.

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

e. List any invasive animal species known to be on or near the site.
None known.

6. *Energy and Natural Resources*

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.
N/A, no additional new structures are proposed.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, this project will have no effect on the use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
None.

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.
Yes, as the site is a gas station, and as the project involves replacing the Underground Storage Tank, some exposure to petroleum-contaminatd soils is possible. No known contamination is present

Site identified in Pilchuck District EIS as "reasonably predictable" for presence of soil contaminants due to land use

1) Describe any known or possible contamination at the site from present or past uses.
There is possibly some petroleum-contaminated soil onsite as a result of the continuing use of the site as a gas station.

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.
There is likely some petroleum-contaminated soil as a result of the continuing use of the stie as a gas station.

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.
There will be more petroleum products stored in the replaced tanks. Hazardous waste cleanup of any fuel spillage associated with construction of this proposal.

EIS mitigation measures require a thorough site assessment; if contamination is encountered the applicant shall comply with all state and federal regulations for contaminated sites

4) Describe special emergency services that might be required.
None known.

5) Proposed measures to reduce or control environmental health hazards, if any:
At the time of construction, the project site would adhere to the Contractor's Safety Plan and Program

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic on existing roads near the site would be audible. There are no other sources of noise that would affect the project

Typical urban noise exists in area

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.

Activity	LEQ (In Decibels)
Excavation	59-77
Paving	65

No change of use proposed

There will be no long-term impacts, as the use will otherwise continue to be the same.

3) Proposed measures to reduce or control noise impacts, if any:
At the time, construction activities would comply with the Washington State noise ordinance. The commercial use is expected to generate typical commercial noises.

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 zoned Pilchuck District- Center. It currently hosts a small commercial building, which contains a convenience store, as a part of a gas station. The use is not proposed to change.

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?
To our knowledge it has not been used for agriculture in the near or mid-term past.

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:
There is no working farm or forest land surrounding the parcel. There for, there are no effects to be had.

c. Describe any structures on the site.
There is currently a convenience store and a fuel canopy onsite.

d. Will any structures be demolished? If so, what?
No, none.

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

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

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.
No.

i. Approximately how many people would reside or work in the completed project?
Approximately 5 people will work at the gas station post-completion, same as present/ recent past.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None, this is not a residential project.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The project will be controlled by City of Snohomish Land Use controls.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
As there are no such uses in the vicninty, this isn't applicable.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
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?
N/A, no additional proposed sructures.

b. What views in the immediate vicinity would be altered or obstructed?
N/A, no additional proposed structures.

c. Proposed measures to reduce or control aesthetic impacts, if any:
None.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
N/A, this proposal does not include any removal or construction of buildings.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
N/A, this proposal does not include any removal or contruction of buildings.

c. What existing off-site sources of light or glare may affect your proposal?
The primary off-site source of light and glare would be from the existing area roadways.
Existing off-site sources of light and glare should not affect the subject proposal.

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

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
City of Snohomish ~~County~~ parks, ~~golf courses,~~ playgrounds at school facilities, boating and water related activities are all available in the area.
City parks - site is near the Centennial Trail and Averill Field

b. Would the proposed project displace any existing recreational uses? If so, describe.
No, it would not.

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 ? If so, specifically describe.

While, as a result of being built in 1956, the commercial building onsite is over 45 years old, no structure removal is proposed, so this is not applicable. There is a historic district nearby in downtown Snohomish; however, this is not a part of it, and work on civil aspects will not harm it.

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.

There are no known archaeological artifacts onsite.

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.

WISAARD was used to check the databases for historic sites and historic registers.

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 are proposed, as no structure construction or demolition is proposed.

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.

The site is served by Cedar Ave, 2nd Street, and Rainier Stret. The site mainly takes access from Cedar and Second.

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 public transit stop is 370 feet away at 2nd Street and Maple Ave at stops #3131 and 243.

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

No additional parking spaces will be provided, and none will 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).

No.

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

No, it will not.

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?
N/A, traffic will not be altered from what currently exists.

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.
As there are no parcels of agricultural of forestland in the vicinity, it will not.

h. Proposed measures to reduce or control transportation impacts, if any:
None.

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.
No, the use after the project will be roughly the same that was present before.

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

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. 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.
Electricity by Snohomish PUD, Water by City of Snohomish, Sewer by City of Snohomish, Natural gas by PSE, Telephone by Verizon. However, these are all present and will not change.

C. Signature

The above answers 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: _____

Name of signee Brian Kalab

Position and Agency/Organization Insight Engineering Company

Date Submitted: 2/3/2020

Agency Review by Brooke Eidem, 2/24/2020