



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 #: SDP20-0004	
Date:	Staff Intake:





**ADMINISTRATION
COMMENTS ONLY**

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

1. Name of proposed project, if applicable:
Boys & Girls Clubs of Snohomish County - Snohomish Unit
Teen Center Addition
2. Name of applicant:
Boys & Girls Clubs of Snohomish County
3. Address and phone number of applicant and contact person:
8223 Broadway, Suite 100, Everett, WA 98203
(425) 258-2436
Mr. Bill Tsoukalas, Executive Director
4. Date checklist prepared:
February 6, 2019, rev. May 6, 2021
5. Agency requesting checklist:
City of Snohomish
6. Proposed timing or schedule (including phasing, if applicable):
Permitting (SDP, SEPA, Design Review, & Building) Feb 2020 - July 2021
Construction August - December 2021
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.

Stormwater Site Plan by Insight Engineering Company. Traffic study by Gibson Traffic Consultants.
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.

Boundary Line Adjustment with adjacent parcel to the north will allow proposed Teen Center Addition.
10. List any government approvals or permits that will be needed for your proposal, if known.

Site Development Plan Review, SEPA Review, Design Review, Building Permit Review, Engineering Review.

Recorded BLA AFN
202007315018

Site Civil permit required
for site improvements



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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 new Teen Center Addition will be the construction of a 3,000sf single-story wood framed addition to the existing 15,720sf Boys & Girls Club building. The new addition will provide space for teen activities including video room, open games area, cafe counter, restrooms, and an exit corridor from the main building. The Teen Center is an area in the existing building that will relocate to the completed addition to provide more activities and opportunities to teenagers of the Snohomish area. The open space area around the new addition will be replanted with grass to match the existing lawn area. The existing parking lot and landscape buffer areas will remain unchanged. A Boundary Line Adjustment will be recorded to provide additional site area for the new addition. Site Area=61,023sf after BLA. Final site areas after the addition will be as follows: Building-18,720sf (30.68%), Open Space-19,264sf (31.57%), Parking-12,458sf (20.41%), Sidewalk-4,459sf (7.31%), Landscape-6,122sf (10.03%).

Addition area is 3,093 sqft.

No increase in capacity is anticipated. staff will remain at current levels.

Boundary Line Adjustment recorded; AFN 202007315018

- 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.

New Teen Center addition will be on the northwest corner of the existing Boys & Girls Club building. Site is located at 402 2nd Street on the northwest corner of 2nd Street & Pine Avenue.

Snohomish County Tax ID 28061800402200

B. ENVIRONMENTAL ELEMENTS

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

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

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

Site is generally flat with sloped earthwork around the skate park north of the existing building.

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

Site is generally flat. Sloped earthwork around skate park at approx. 1:4 slope (25% slope).

- 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.

Soil classified as "Tokul gravelly loam" (hydrologic group C) and describes it as a "moderately deep, moderately well-drained soil". Soils identified as an upper layer of organic silty sandy loam over a silty clay layer overlaying a loosely cemented sandy gravel. Surface silty sand layer 24" deep, silty clay 36" thick, sandy gravel 60" and below. No ground water was encountered..." Per Site Drainage Report by Cavassa & Associates, Inc. civil engineers dated September 26, 2002.



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

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Excavation cut for foundation/site work = 150cy

Granular fill for capillary break = 60cy

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

No.

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

Impervious surface area after construction will be 58.40% (building 30.68%, parking & sidewalk (27.72%).

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

Silt fence to be installed to prevent soil erosion 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.

Automobile & truck exhaust during construction period.

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

No.

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

Soil stockpiles to be covered by sheet plastic. Construction to be watered periodically to minimize soil erosion by air.

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.

No water body in immediate vicinity of site. Pilchuck River approx. 700' east of site.



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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.

None.

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

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn. Roof runoff to be tightlined to infiltration system to discharge into the ground.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials to be discharged into the ground.



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.

Stormwater from roof runoff (3,600sf) will be tightlined to new infiltration system and discharged into the ground. (Approx. 300cf at 1"/hr).

- 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:

All stormwater runoff to be directed to infiltration system.

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?

Grass lawn.

- 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:

Lawn area to be replanted at areas disturbed by new construction.



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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: songbirds

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

salmon in Pilchuck River.

- 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.

None known.

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

None proposed.

- 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.

Electricity for lighting & appliances. Natural gas for heating.

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

No.

All of western Washington is in the Pacific Flyway for migratory birds. The property is not known to be an important site for the migration route.



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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:

Energy efficient lighting & HVAC systems proposed for new addition to reduce energy impacts.

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.

None.

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

No special emergency services should not be required for new addition.

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

Addition to be covered by an automatic sprinkler system to reduce fire hazard.

- b. Noise

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

Vehicle traffic noise exist mainly around site, but will not affect project.



- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Hammer & equipment noise during construction. Automobile noises expected after project completed.

- 3) Proposed measures to reduce or control noise impacts, if any:
None proposed.

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.

Parks, Open Space & Public. Proposal will not affect land uses on nearby or adjacent properties and is consistent with existing uses.

Boys & Girls Club is a youth recreational center.

- 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 farm or forest uses.

- 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 adjacent farm or forest uses.

- c. Describe any structures on the site.

Site contains existing Boys & Girls Club (Youth Activities) building, skate park, playground area, parking area, & open lawn area.

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

No.

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

Parks, Open Space & Public.

Existing recreational center use is permitted in the POP designation; proposal is enlargement of building.



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**Parks, Open Space &
Public**

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

Public

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?

The Teen Center Addition will have room for a maximum of 186 occupants. 1 employee will relocate to the new space as supervisor.

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

None.

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

None proposed.

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

Proposed teen center addition is consistent and is an expansion of existing building & land use. No additional measures proposed.

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

None proposed.

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

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 proposed.

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?
Proposed addition to be 21'-5" to top of eave. Exterior materials will be predominantly cmu and metal siding to match the existing Boys & Girls Club building.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Building addition to use exterior materials & finishes similar to the existing Boys & Girls Club building.

Proposed building addition
subject to design review

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Potential sun reflection off new windows proposed.
- 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 known.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None proposed.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Open space area around existing building, skate park, & children's playground. Site adjacent to Centennial Trail to the west.



- b. Would the proposed project displace any existing recreational uses? If so, describe.

Building addition will impact open space area around existing building.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Area around new building addition to be repaired and maintained to ensure future use of open areas around building.

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.

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.

Excavation to be monitored during construction for evidence of cultural or historic artifacts.

- 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 proposed.

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.

Project at the NW corner of Pine Street & 2nd St. in Snohomish. Driveway access for the site is at the SW corner of property along Pine St.

Consultation with DAHP;
project #2020-03-02034.

As a condition of SDP approval and per Chapter 14.252 SMC, an Inadvertent Discovery Plan will be required during 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?

Yes. Bus stop located on Pine Street around middle of south property line.

Community Transit Bus stop #1628 immediately adjacent to site

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 created or to be demolished.

54 parking stalls in the development's immediate parking lot; appx 20 additional parking stalls available in the abutting property to the north (previous Hal Moe pool site)

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.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The New Teen Center Addition will generate approximately 89 new average daily trips with 5 new AM peak-hour trips and 7 new PM peak-hour trips. See Traffic & Parking Memorandum by Gibson Traffic Consultants dated October 21, 2019.

According to supplemental Traffic memo (Gibson Traffic Consultants) the LOS of nearby intersections will not be affected.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None.

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.

No additional public services should be required beyond current service needs of the Boys & Girls Club.



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

A fire sprinkler & alarm system will be expanded into the new Teen Center Addition to protect against potential fire hazards.

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.

New Teen Center Addition will need an extension of the existing water and sewer services for new toilets, sinks, and sprinkler system.

Building is currently connected to water and sewer 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: *[Handwritten Signature]*
Date Submitted: 6 MAY 2021

Agency Evaluation completed by: Brooke Eidem, Planner Date: 6/14/21

Signature: *[Handwritten Signature]*