



# 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.

<b>Project #:</b>	SDP20-0005	
<b>Date:</b>	3/19/2020	<b>Staff Intake:</b> KHH



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

1. Name of proposed project, if applicable:  
Saint John's Episcopal Church Expansion
  
2. Name of applicant:  
Mark Nelson
  
3. Address and phone number of applicant and contact person:  
1233 Evergreen Point Rd. (425) 454-7803  
Medina, WA 98039
  
4. Date checklist prepared:  
01/20/2020
  
5. Agency requesting checklist:  
City of Snohomish
  
6. Proposed timing or schedule (including phasing, if applicable):  
Summer 2020 Construction
  
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
None.
  
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
Geotechnical Report  
Drainage Report
  
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.  
Unknown.
  
10. List any government approvals or permits that will be needed for your proposal, if known.  
Building Permit  
Grading Permit

**ADMINISTRATION  
COMMENTS ONLY**

Critical Areas  
Determination letter by  
Harmsen & Associates,  
3/16/20  
Geotechnical Report by  
PanGEO, Inc, 1/24/19  
Stormwater Site Plan by  
Harmsen & Associates,  
1/31/20

Site Development Plan  
Site Civil Permit



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.)

This Stormwater Site Plan has been prepared for the building permit submittal for the St John's Episcopal Church expansion project in Snohomish, Washington. The site is located on the south side of 2nd Street between Union Avenue and Avenue A (tax parcel 00579500500703), see Figure 1: Vicinity Map. The site contains the church building with walks and planters. This amounts to approximately 8,200 sf of existing impervious on the 12, 861 sf parcel. The project consists of a building addition in the front courtyard area facing 2nd Street. The addition will include a basement level and an elevator. Stormwater on the site is collected and discharged at the southeast corner of the site where it flows east under the bank parking lot to the combined sewer system in Union Street. This pipe system will be maintained.

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.

913 2nd Street  
Snohomish, WA 98290

See survey for further info.

**B. ENVIRONMENTAL ELEMENTS**

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

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

Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

Generally flat in the developed area with some sloped areas to the south.

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

12%

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.

Medium dense fill overlaying dense silty to gravelly sand.

**ADMINISTRATION  
COMMENTS ONLY**

Three-story, 3,187 square foot addition to existing church on a 12,361 square foot site with associated utility and frontage improvements. Project includes an elevator, and renovation of 727 square feet of existing space for accessibility improvements. Overall building area will total 9,692 square feet after project completion.

Snohomish County Tax  
parcel 00579500500703



**ADMINISTRATION  
COMMENTS ONLY**

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

None.

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

Estimated grading is 500 CY cut, 100 CY fill. Fill material would be select site or imported structural material from an approved source.

Per stormwater report, 670 cy cut and 50 cy fill is anticipated.

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

Yes, mostly during the subgrade work for the basement, side slopes/walls.

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

68%

Per stormwater report, total impervious surface area will be approximately 8,427 square feet.

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

Dewatering as needed, shoring for subgrade structure work, see SWPPP

**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.

Mainly emissions from heavy equipment during construction, and typical emissions from a church structure post construction

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:

Standard emission controls for heavy equipment will be used. The addition to the building will meet modern codes.

**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.

The Snohomish River is approximately 700 feet to the south southwest.

Swiftly Creek daylights appx 630 feet from site with associated 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.

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.

None.

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

No.

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

None.

b. Ground Water:

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

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.

None.



**ADMINISTRATION  
COMMENTS ONLY**

Runoff conveyed to combined system via 6-inch pipe

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.

The source of runoff is direct precipitation on the site. It will be collected using roof and yard drains and discharged to the combined sewer system in Union Ave. The combined sewer runs to the treatment plant and ultimately discharges to the Snohomish River.

- 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:

The proposal will meet current drainage codes as adopted by the City. Roof runoff will be connected to the existing combined sewer which is consistent with the current 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?

Small gardens and trees, to be replaced.

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

No.

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

There will be some landscaping performed as part of the proposal.

Ornamental trees and shrubs proposed



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

None.

**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: Crows, eagles, hawks, pigeons  
mammals: deer, bear, elk, beaver, other: Mammals associated with City ecology  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

None.

- c. Is the site part of a migration route? If so, explain.

None known.

- 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.

**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 will be used for heating, cooking, lighting, etc.

- 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. Subject property is not known to be an important site for the migration route.



- 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 addition will meet current energy codes.

**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.

None.

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

None.

- b. Noise

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

Traffic



**ADMINISTRATION  
COMMENTS ONLY**

- 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.

Construction hours 8am-5pm construction noise from heavy equipment, only during construction. Foot traffic and attendees during church hours, church bell at intermittent times.

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

Construction hours regulated by Chapter 8.16 SMC

**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.

Site Use - 691 Religious Activities  
Adjacent Uses - 539 Other Retail Trade NEC, 611 Banking & Bank Related Functions, 461 Automobile Parking, 671 Executive, Legislative & Judicial Functions

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

The site has not been used as farmlands or forest lands, no forest or agricultural land will be converted.

- 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.

A three story church building with west, south, and east wings. with a footprint totaling 5,269 sf.

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

A small vestibule on the north side of the east wing will be demolished.

Vestibule measures appx 8.5 ft by 14 ft, projecting from building wall.

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

City of Snohomish Zoning, Historic Business (HB)



**ADMINISTRATION  
COMMENTS ONLY**

Historic Business District  
(HBD)

- f. What is the current comprehensive plan designation of the site?  
Historic Business zoning.
- 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?  
5 workers, 50 church members
- j. Approximately how many people would the completed project displace?  
0
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
None.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
None.

Churches and accessory  
uses are permitted in the  
HBD zone

**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.

**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?

About 38', wood material. Existing steeple to remain is much taller, about 75 feet in structure height not including the cross.

- b. What views in the immediate vicinity would be altered or obstructed?  
None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:  
Style of building addition will match existing building.

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

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

None.

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

No.

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

None.

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

None.

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

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

KlaHaYa Park/Riverfront Trail, Cady Park/Boat Launch, the Gazebo, Historic Downtown Snohomish, Carnegie Library site

Proposal was approved by the Design Review Board (DRB) with conditions in November, 2019 (File #19-15-DRB)



**ADMINISTRATION  
COMMENTS ONLY**

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

No.

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

None.

**13. Historic and cultural preservation [\[help\]](#)**

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.

The site is within the Snohomish Historic district with numerous historic sites in the vicinity. Most notably, the Snohomish City Hall is on a neighboring site.

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.

The site is within the Snohomish Historic district with numerous historic sites in the vicinity. Most notably, the Snohomish City Hall is on a neighboring site.

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 known.

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 known.

**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.

2nd Street is the frontage of the site, as there is no on-site parking and none proposed, we can expect the surrounding areas of 2nd Street, Avenue A, and Union Avenue to be used for parking.

Church building was constructed in 1893 with various additions and modifications of more recent era. Building is on Historic Register under City Ordinance 378 (1974)

No known historic artifacts or features on the site; no archaeological concerns per Dept. of Archaeology and Historic Preservation review

Parking will be provided at 902 Second Street (across street) per draft parking agreement



**ADMINISTRATION  
COMMENTS ONLY**

Bus stop #241 is in front of the site; Stop #1629 is across the street

Addition of floor area triggers requirement for added parking; this parking to be provided on neighboring parcel with an approved parking agreement to be recorded prior to building permit issuance

- 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, there is a bus stop on the frontage of the 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 project does not add or subtract any parking spaces.
- 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 new improvements to roads will be made.
- 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?  
It is not expected that trip count will change as the addition does not add capacity to the sanctuary.
- 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:  
No.

**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.  
Yes, the site structure will increase in size. However, fire sprinklers will be installed in the addition.



- b. Proposed measures to reduce or control direct impacts on public services, if any.  
Frontage work will be scheduled for a minimum duration and coordination with the bus route will be needed.

**ADMINISTRATION  
COMMENTS ONLY**

**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.

Extension of a 6" water main to serve as a connection for a 4" fire tap and 2" domestic tap.

Electricity: Snohomish PUD  
Water/sewer: City of Snohomish  
Refuse: Allied Waste  
Gas: PSE

**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: 

Date Submitted: 3.18.20

Agency Evaluation completed by: Brooke Eidem, Planner Date: 8/3/2020

Signature: 