



# CITY OF SNOHOMISH

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · (360) 568-3115 · WWW.SNO



## 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> PP20-0001 & PRD20-0001	
<b>Date:</b> 8/4/2020	<b>Staff Intake:</b> KHH



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

1. Name of proposed project, if applicable:

Walsh Hills

2. Name of applicant:

SSHI, LLC dba D.R. Horton  
Owner representative - Jeremy Smith

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

Jeremy Smith - D.R Horton 11241 Slater Ave NE #200, Kirkland, WA 98033  
(425) 410-4592 (Applicant)  
Matt Hough - CPH Consultants - 11321-B NE 120th Street, Kirkland, WA 98034  
(425) 285-2390 (Agent Contact)

4. Date checklist prepared:

05/18/2020

5. Agency requesting checklist:

City of Snohomish

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

The project plans to start site development and offsite improvements in winter/spring 2021; home construction could start as early as fall 2021. The project is not currently planned to be phased.

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

There are no known pending applications which will directly affect the proposal.

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

Environmental studies performed and prepared for the project include: traffic impact analysis, critical areas report (wetland and streams), geotechnical report, and storm 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.

There are no known applications for which government approvals are pending that would directly affect the property covered by this proposal.

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

The following approvals are required from the city of Snohomish: Preliminary Subdivision and Planned Residential Development (PRD), Unit Lot Subdivision (ULS), Site Civil Construction Permit; ROW permit, Retaining Wall permit, home Building Permits; Department of Ecology (DOE) General Stormwater Permit

**ADMINISTRATION  
COMMENTS ONLY**

Archaeological Investigation Report by ERCI, dated 9/23/20

Permit from Snohomish County required for stormwater outfall on South Machias Road. Possible Class IV-Forest Practices Application per comment from DNR.



**ADMINISTRATION  
COMMENTS ONLY**

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 Walsh Hills proposal consists of a total of 19.3 acres and proposes a 113-lot single family detached residential development including park and open space. Improvements will include clearing, tree removal and grading associated with utilities (Sewer, Water, Storm, Electric, Communication and Natural Gas), roadway, landscape and construction associated with a typical residential project.

on-site critical areas include wetlands, streams, and steep slopes. Buffer averaging is proposed.

The parcel has split zoning and proposes to subdivide the easterly 15.83 acres into 94 single-family lots implementing the Unit Lot Subdivision (ULS) process. The remaining 3.46 acres on the western portion of the parcel will include 19 single-family homes following the Planned Residential Development (PRD) code.

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 project is located at 1705 Terrace Avenue in Snohomish, WA 98290 (APN 28060700103600) on the former Delta Rehabilitation Center site. The parcel also includes a single-family home addressed as 1711 Terrace Ave. The site is rectangular and consists of one real parcel (Parcel "A") and has 656 feet of frontage along Terrace Avenue, and extends east approximately 1,285 feet toward Machias Road. It is located in the northeast corner of Section 7, Township 28, North, Range 6 East, W.M., Snohomish County, Washington.

**B. ENVIRONMENTAL ELEMENTS**

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

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

The western portion of the site is relatively flat with a minor slope (overall relief of +/- 30 feet) for approximately 800' to 900' east of Terrace Ave. From there, it slopes steeply +/- 210 vertical feet down toward Machias Road.

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

The steepest slope on site is approximately 85 percent. This portion is within the eastern portion of the site and will be preserved for open space and undeveloped.

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 geotechnical report identifies the soils on the site as generally Till soils comprised of medium dense to very dense silty sand with varying amounts of gravel overlain by approximately 6 to 8 inches of organic topsoil.

Steep slopes regulated by SMC 14.275; the eastern portion of the site is identified in the geotechnical report as an erosion hazard area but is not proposed for development. Tract 999/NGPA easement required.



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

The City provided the applicant with photographs of a previous slide on the east slope on the site. That image appeared to be a sloughing of the upper soil and vegetative surface. The project geotechnical engineer reviewed the image and performed a field investigation to confirm that this shallow surface slide was not related to the overall slope stability. The geotechnical report that accompanies this checklist provides additional discussion of the surface slides and overall slope stability analyses that have been performed for the project. No other indicators of unstable soils in the immediate vicinity of the site were observed.

- 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.

Proposed clearing includes approximately 13,800 cy of stripping (3,610 cy in PRD and 10,190 cy in ULS), grading includes cut of approximately 33,480 cubic yards (4,730 cy in the PRD and 33,750 cy in the ULS) and fill of 36,210 cubic yards (2,380 CY in the PRD and 33,830 CY in the ULS). A portion of the strippings which cannot be reused onsite are anticipated to be exported from the overall site. Approximately 2,730 cubic yards may be imported for structural fill. The disturbed area will be approximately 13.5 acres.

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

Localized erosion could occur during clearing and construction activities. Erosion with the finished, developed site condition is unlikely due to proposed landscaping, pavement, building coverage, and associated permanent storm drainage controls.

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

Approximately 43% (8.3 acres) of the total site will be covered with impervious surfaces. 58% (2.02 acres) within the PRD on the western portion of the site, and 40% (6.28 acres) on the ULS on the eastern portion of the site.

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

The project will implement typical temporary erosion control best management practices (BMPs) including silt fence, catch basin inlet protection, temporary sediment traps and/or ponds, and interceptor collection ditches all in accordance with City clearing, grading, and erosion control standards. In addition, the project will be constructed in accordance with geotechnical engineering recommendations and provisions of an approved storm water pollution prevention plan (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.

Emission from gas and diesel-operated machinery and well as light amounts of particulate matter (clearing and grading, lumber cutting, sanding, etc) would be emitted during construction. Emission levels are not expected to rise to the level of being harmful. All operations will be conducted in accordance with the standards set by the City of Snohomish and the Puget Sound Clean Air Agency.

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

There are no known off-site sources of emissions or odor that may affect this proposal.

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

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by the State of Washington Department of Licensing.

## 3. Water [\[help\]](#)

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are existing wetlands and streams on-site. There are three class III wetland areas; one at the northwest corner of the property, another at the northeast corner that extends onto the neighboring parcel, and one another on the steep eastern slope, centered north-to-south surrounding the stream. The streams are within wetland areas in the eastern portion of the site and given its considerable relief, is not fish-bearing. The stream outflow appears to enter into a piped drainage system running along the eastern boundary of the Machias Rd Right-of-Way.



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COMMENTS ONLY**

Type Ns stream has a standard 35-foot buffer; this buffer is within the more restrictive wetland buffers.

- 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.

Yes, work will occur within 200 feet of the described wetlands, however, all work will occur outside prescribed buffers, at least 60 to 100 feet from delineated areas.

- 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.

The wetlands on site will be allowed buffers from 60 to 100 feet. No material will be removed from them, nor will any fill be placed within them.

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

No surface water withdrawals or diversions are proposed.

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

The proposed property is outside the 100-year floodplain, and the project proposes no work within a 100-year flood plain.

- 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.

The project proposes no discharge of waste materials to surface waters.

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. Water is anticipated to be provided by municipal water sources.

- 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.

All wastewater and related material will be directed into municipal sewer.

Connection to City utility services (water and sewer) is required.



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Proposal must be consistent with 2012 DOE Stormwater Management Manual for Western WA as adopted.

Tree retention is encouraged where feasible per SMC 14.220.

Proposed plant schedule includes native and non-native species.

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 runoff from the development will be collected in underground pipes and conveyed to two different detention stormwater facilities proposed on-site. The westerly facility will detain to meet flow control standards and discharge to the stormwater systems in Terrace Avenue. The easterly facility will detain flows and then discharged to a tightline pipe conveying the flows east where it is connected to the existing storm system along Machias Road. This system conveys runoff east to the Pilchuck River. Stormwater design will be in accordance with City of Snohomish standards.

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

No waste materials are anticipated to be discharged to ground or surface waters.

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

The addition of impermeable surfaces will alter percolation and drainage of stormwater. Those effects will be mitigated by on-site detention tanks and a stormwater system installed on-site. The general drainage patterns of the site are expected to be maintained.

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

Proposed methods include detention vaults, and a stormwater system within the proposed ROW inside the development, as well as implementation of flow control BMPs as determined with final stormwater design of individual homes.

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?

Existing vegetation, aside from what is located within the critical areas or buffers, will be removed or altered as necessary for the construction of the roadways, utilities, and building sites.

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

None are known.

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

Landscaping will be provided for the development within open spaces, street planter strips, and drainage tracts in accordance with City code requirements.





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

It is anticipated that blackberries are located on-site. Other invasive species are not known at this time.

**5. Animals [\[help\]](#)**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other None observed

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

None are known.

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

The site, like all of western Washington, lies within the Pacific Flyway Migratory Route

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

Landscaping and tree retention will be provided in accordance with City code. Approximately 5.6 acres of the site will remain as permanent open space and can be used by small animals and birds. Yards with the ornamental landscape areas for residences will provide similar habitat.

- e. List any invasive animal species known to be on or near the site.

None are 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 and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting, and other miscellaneous household purposes. Passive solar gain would be a secondary source of energy. Project will meet current energy codes.

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

No the project will not affect the potential use of solar energy by adjacent properties.

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

Critical areas will be located within protected NGPA easements.



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Buildings must meet the current Washington State energy codes

- 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:

Measures required by the Washington State residential energy code would be employed. Additional energy conservation features would be at the choice of the individual residents.

**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.

There are no environmental health hazards expected to occur as a result of this single-family residential housing project.

- 1) Describe any known or possible contamination at the site from present or past uses.

There is no known contamination at the site from present or past uses.

- 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 are no known existing hazardous chemicals or conditions that would affect the project development or design.

- 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.

Fueling or lubrication of construction vehicles onsite may occur during site development or homebuilding. No toxic or hazardous chemicals are known or expected to be stored, used, or produced during the project site's development. No toxic or hazardous chemicals other than typical household cleaning materials and the like are expected with the permanent, occupied residential units.

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

Standard residential emergency services such as fire, aid, or police will be needed, but no special emergency services would be required.

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

A spill control and containment plan will be included in the project's construction stormwater pollution prevention plan for the potential of environmental health hazard impacts during construction. No additional or long-term measures are proposed or expected to be necessary to reduce or control environmental health hazards with the finished project

- b. Noise

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

Typical residential neighborhood and vehicular noise from established and planned single-family communities in the vicinity of the site will be heard by future home-sites within the 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.

Noise from construction equipment during allowable City working hours would occur with the project on a short-term basis. Traffic to and from the site during its construction could also be a potential short-term change in noise level. Construction hours and practices will be in general accordance with the applicable provisions of City code. Permanent, Long-term noise will be limited to pedestrian and vehicular activities typical of a single-family residential neighborhood and church assembly.

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

Construction noise will be limited by City working hour restrictions. No additional noise mitigation measures are proposed or expected to be necessary.

**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.

Adjacent properties to the north, west, and south are occupied by single-family dwelling units. This proposal would bring greater continuity, in terms of use, to the area. There will be temporary impacts created by construction, but otherwise and increase in vehicle traffic will be the only long-term impact.

- 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?

There is not currently any significant agricultural use on the land. The forested land on the eastern slope of the property will almost entirely preserved. No agricultural or forest land of long term commercial significance would be converted as part of this proposed project.

- 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, the proposal will not be affected or affect surrounding working farms or forest land.

- c. Describe any structures on the site.

The current structures are currently primarily institutional (mental healthcare facility) with one residence also present. The western-most building consist of a single-family residence, a shop, and two small storage sheds. The buildings related to the institutional use include: four nursing wards, four small storage spaces, one garage, two recreation spaces, and two office spaces.

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

All structures will be demolished.

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

The site is split-zoned. The majority and easterly portion of the site, associated with the ULS application, is zoned Medium-Density Residential (MDR). A portion at the western side, associated with the concurrent PRD application, is zoned Single-Family (SF).

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Construction hours regulated by Chapter 8.16 SMC (7am-9pm weekdays and 9am-9pm weekends).

Previous use was medical facility; has been closed

Several buildings are located on the site from various eras (oldest 1918 per Snohomish County Assessor). Built Environment Survey pending by Cascade Heritage Consultants.

Demolition permits required.



f. What is the current comprehensive plan designation of the site?  
The comprehensive plan designation is unchanged from current zoning.

g. If applicable, what is the current shoreline master program designation of the site?  
N/A - The site is not in a shoreline master program area.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
Yes, there are steep slope areas on the eastern-facing slope of the property, and three designated Category III wetland areas. Each have been delineated and plans have been made for non-disturbance and preservation.

i. Approximately how many people would reside or work in the completed project?  
113 home sites are proposed. Based on census data, which indicates average household size in Washington is 2.55/per, approximately 288 people would eventually reside here.

j. Approximately how many people would the completed project displace?  
There is one single-family home on the property. The current number of residents in this house is unknown, but it is estimated to be two. All occupants of this existing residence will be displaced by the project. Non of the transient residents of the convalescent facility will be displaced because that facility is being closed prior to and not directly related to the project.

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:  
Compliance with existing regulatory codes and standards ensures compatibility with existing and project land uses. In addition, open space will be provided as required.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
The project will not affect nearby agricultural or forest lands of long-term commercial significance and, therefore, no special measures to ensure compatibility are proposed or expected to be necessary.

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
This project proposes a combined 113 single-family middle-income homes. The PRD proposes 19 single-family homes, and the ULS proposes 94 single-family homes

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
One housing unit is being demolished. It would be classified middle-income.

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Comprehensive Plan designation is Single Family (SFR) and Medium Density Residential (MDR).

Proposal is consistent with SFR and MDR zoning/comprehensive plan designation.



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

A traffic study was prepared to make certain vehicle impacts were within acceptable parameters. Compliance with regulatory codes and standards will reduce the housing impacts of the proposed development.

**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?

25 feet or as allowed by City code.

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

None to our knowledge.

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

The observance of building setbacks, retention of native vegetation, and provision of ornamental and native landscaping would reduce the aesthetic impacts of the project. See the Landscape Plan provided with this application for more details.

**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 proposal would produce light from automobile headlights, streetlights and homes lighting, primarily at night.

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

Not to our knowledge. Provision of streetlights will actually enhance safety.

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

Not applicable

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

Project will be in compliance with all required light-diversion regulations.

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

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

Hill Park and Ferguson park on Blackman's Lake are nearby.

Site and all buildings will be subject to administrative design review using the Design Standards (outside the Historic District), 2004.



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

No, the proposed would not displace any existing recreational use.

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

There are no specific plans aside from creating the required community open space to mitigate impacts on existing recreational uses.

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.

There are structures that are more than 45 years old, but none are listed on preservation registers or considered to be historically significant.

Built Environment Survey pending by Cascade Heritage Consultants.

- 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 at this time.

Archaeological Investigation Report complete; no resources found.

- 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.

Site walks and consultation of historic maps/GIS data were carried out.

Report by ERCI completed.

- 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.

Construction would be temporarily halted should evidence of historic, archaeological, scientific, or cultural importance be discovered.

Report recommends archaeological monitoring and inadvertent discovery plan.

**14. Transportation [\[help\]](#)**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is along Terrace Avenue. Access to the lots in the proposed development would be provided by a combination of an internal public road network and private access/utility drives. Proposed access will include the construction of public roads and private access drives.



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Closest bus stop at Avenue D/13th St (#857/1353); appx 1.2 miles from site.

- 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?

Per the Community Transit bus route, there are no public transportation locations in the immediate vicinity of the site. The project is approximately 1.5 miles from the Snohomish Park and Ridge Bay 2.

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

This project proposes a combined 226 off-street parking spaces. The PRD portion of this site proposes 38 off-street parking spaces, and the ULS portion of this site proposes 188 off-site parking spaces. The project eliminates approximately 95 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).

The proposed project will involve the construction of new public roads within the site as well as frontage improvements along Terrace Avenue.

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

The proposed project will not occur in the immediate vicinity of water, rail, or air transportation.

- 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?

There will be a total of 608 cumulative new daily trips. The PRD portion of the site will average 102 new daily trips, and the ULS portion will average 504 new daily trips  
Data contained in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition (2017) has been used.

PM peak is 4-6pm, Monday-Friday. Per TIA the project will generate 79 PM peak hour trips.

- 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.

The proposed project will not affect or be affected by the movement of agricultural and forest products on nearby roads.

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

Traffic mitigation fees will be paid as required by applicable, current City of Snohomish municipal code. No additional measures to reduce or control transportation impacts are proposed or expected to be necessary for the project

Traffic impact fees required per SMC 14.295.

**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 project would result in some increase in demand for public services. The addition of these single-family homes will add permanent residents that will potentially require fire and police protection, emergency health services, and possibly transit.





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

The project will pay applicable traffic and school impact fees to mitigate potential impacts to public services. No additional mitigation measures are proposed or expected to be required.

**ADMINISTRATION  
COMMENTS ONLY**

School impact fees required per SMC 14.290.

**16. Utilities [help]**

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_


Snohomish County PUD provides electric service, natural gas is provided by Puget Sound Energy, water and sewer is provided by the City of Snohomish. Refuse service is provided by Republic Services.

- 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.

Each of the utilities purveyors listed in 16(a.) are prospective service providers for the project. Existing services in the vicinity of the project site will be extended for service. This extension will involve trenching and backfill efforts for each of the utilities.

**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: 8/4/2020

Agency Evaluation completed by: Brooke Eidem Date: 10/12/2020

Signature: 