

Document 6.1

SNOHOMISH COUNTY
ENVIRONMENTAL CHECKLIST

FILE NO.

DATE RECEIVED:

I. BACKGROUND

ADMINISTRATION
COMMENTS ONLY

A. Name of proposed project, if applicable: Application to Snohomish County Docket XV for expansion of the City of Snohomish Urban Growth Area (UGA).

B. Name, address and telephone number of property owner(s): This is an area-wide, non-project action. Mailing labels for all property owners within the City's North Planning Area (NPA) will be provided upon request.

C. Name, address and telephone number of representative(s) [contractor, architect, etc.]: Corbitt Loch, Planning Director, City of Snohomish, 116 Union Avenue, Snohomish, WA 98290. Telephone: (360) 282-3170.

D. Date checklist prepared: October 19, 2009.

E. Agency requesting checklist: Snohomish County PDS.

F. Proposed timing or schedule (including phasing, if applicable): Decisions on Docket XV by the Snohomish County Council are expected by the end of 2010. No annexation or land development is scheduled. During 2010 and 2011, the City of Snohomish will continue public outreach with property owners and residents of the NPA. Land use and infrastructure planning will be coordinated with interested/affected agencies. Ultimately, property owners will determine when annexation to Snohomish may occur.

G. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. This is a non-project action that would amend Snohomish County's UGA boundary for Snohomish to include the City's NPA.

The City of Snohomish intends to continue land use planning for the subject area to ensure that land use plans are consistent with the Growth Management Act, Countywide Planning Policies, Snohomish County Comprehensive Plan, and all other related plans and policies. It is not known when property owners within the NPA will support annexation to Snohomish. When annexation does occur, there will be extensive environmental analysis completed prior to land development.

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

Following annexation of the NPA (at some unknown time in the future), environmental analysis will be completed prior to authorization of urban land development.

Environmental analysis was partially completed for the UGA expansion request known as SNO 1 (co-applicants: City of Snohomish and SR9/US2 LLC). Where relevant, that environmental analysis is incorporated herein by reference. Studies are being prepared for other types of improvements and infrastructure in this area. For example, WSDOT is developing Route Development Plans for SR-9 and US-2.

I. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known, specifically. Route Development Plans are being prepared for SR-9, US-2 east of SR-9, and US-2 west of SR-9.

It is likely that multiple RUTA property owners are planning land development options under the present Rural (RUTA) designation. Examples of such development may include cluster subdivisions, short plats, agricultural and livestock activities, and home-based industries. These types of land development may or may not require a SEPA threshold determination.

Snohomish County is completing environmental analysis for potential legislative changes to the County's docketing process. Those amendments, if enacted, do not apply to Docket XV.

Snohomish County routinely prepares new Buildable Lands Progress Reports and will next update the County's Buildable Lands Report in 2013.

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

1) SEPA threshold determination; 2) Recommendation by Snohomish County Planning Commission; 3) Decision on UGA expansion request by Snohomish County Council.

K. Give a 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 which ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.)

The City of Snohomish seeks to expand the County's UGA boundary for Snohomish to include land within the City's North Planning Area (NPA). This area abuts the City's north UGA and City Limit line, and lies east and west of SR-9. The land area within the NPA is 638 acres, plus rights-of-way. Of that land area, 102 acres are located south of US-2 (east of SR-9) and 538 acres are located north of US-2 (both sides of SR-9).

This application is made pursuant to CPP UG-14.d.4. The City of Snohomish UGA lacks sufficient commercial and industrial lands. The City's 2007 strategic plan, *Imagine Snohomish: Promoting Vitality and Preserving Character*, contains fiscal analysis that demonstrates that a budgetary structural deficit is expected around the year 2019. Because municipalities are now highly reliant upon sales tax revenue (as opposed to property tax and the former MVET), it is paramount that the City secure additional lands for commercial development and employment uses.

Many of the commercial and industrial properties within the current UGA are highly constrained (from a development perspective) by: 1) floodplains; 2) utility easements; 3) small parcel size; 4) irregular (inefficient) parcel shape; and 5) the presence of critical areas (mostly streams and wetlands). Many of the properties designated by the City's Comprehensive Plan for commercial and industrial development are nearly unbuildable, and cannot be relied upon to generate significant employment opportunities or tax revenue.

The City of Snohomish lacks a sufficient number of "family-wage" jobs for its population. This necessitates that City residents commute to other areas for sustainable wages. In turn, this contributes to highway congestion, consumption of non-renewable resources, and point and non-point source pollution.

The City is undertaking collaborative land use planning for the NPA using Smart Growth, Sustainability, Walkability, Transit-Oriented Development, and Neo-Traditional land use philosophies, techniques, and strategies.

A portion of the NPA is not particularly well-suited for urban-scale land development due to the presence of steep slopes, wetlands, and streams, and also because of poor access. For example, the 102 acres south of US-2 and east of SR-9 contains some steep slopes and wetlands and therefore is not as developable as 102 acres of flat, unconstrained land.

The area south of US-2 and east of SR-9 is included in the NPA more for the purpose of creating uniform boundaries and less for the purpose of achieving substantial build-out.

Square footage of buildings: NA; this is a non-project action and is not site-specific.

Square footage of parking areas: NA; this is a non-project action and is not site-specific.

Number of parking spaces: NA; this is a non-project action and is not site-specific.

L. Location of the proposal including street address (if any) and legal description (including section, township and range). Give sufficient information for a person to understand the precise location of your proposed project. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). (You are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.)

See map(s) submitted with application.

II. ENVIRONMENTAL ELEMENTS

A. EARTH

1. General description of the site (circle one): flat; rolling hilly; steep slopes; mountainous; other (explain): NA. This non-project action is not site-specific. The NPA contains rolling hills, flat lands, ravines, and some steep slopes.

2. What is the steepest slope on the site (approximate percent slope)? 40 percent (?).

3. What general types of soils are found on the site? (For example: clay; sand; gravel; peat; muck.) Not determined as no geological or geotechnical analysis has been done specifically for this proposal. See USGS soil mapping and SNO 1 (Docket XII & XIII) for additional information. It is possible that some properties within the NPA will have limited development potential due to soil conditions.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Unknown as no geological or geotechnical analysis has been done specifically for this proposal. See County and USGS soil mapping and SNO 1 (Docket XII & XIII) for additional information.

5. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. NA. This non-project action is not site-specific. No grading or filling is proposed.

6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. NA. This non-project action is not site-specific. No clearing or construction is proposed. Detailed environmental analysis will occur later, at the time construction is proposed.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example: asphalt or buildings)? NA. This non-project action is not site-specific. No construction is proposed.

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any? Future development must comply with all applicable regulations and controls. Typically, these contemporary regulations (such as those implemented pursuant to NPDES I and II), provide reliable protection/mitigation.

Due to jurisdiction size and proximity, it is expected that the City of Snohomish will be the agency best-positioned to monitor, permit, regulate, inspect, and enforce erosion control measures within this area.

The City of Snohomish intends to promote sustainable building practices in the NPA. This would include low-impact development (LID), use of alternative modes of transportation, reduced VMT, reduced consumption of non-renewable resources, promotion of physical activity, etc. These sustainable practices will directly and indirectly help prevent, off-set, and reduce adverse impacts. This response is applicable to many of the areas of the environment discussed herein.

B. AIR

1. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known. NA. This non-project action is not site-specific. No construction or project actions are proposed.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known.

3. Proposed measures to reduce or control emissions or other impacts to air, if any: Future development must comply with all applicable regulations and controls relating to air emissions and air quality. The City is planning for sustainable land development in this area. As a result, air emissions may not be greater than would otherwise occur with rural development. Rural areas require greater traveling distances, are not easily served by transit, and may include activities such as use of small engines and outdoor burning that are not typical of urban areas.

C. WATER

1. Surface:

a. 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 surface water bodies within and near the NPA. Detailed inventories have not been prepared. See City of Snohomish and SR9/US2 LLC application to Docket XII, and Snohomish County critical areas maps for additional information. Surface water bodies are local streams, some ponds, and some wetlands. This area is within the Snohomish River watershed, which in turn drains to Puget Sound.

b. 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. NA. This non-project action is not site-specific. No construction or land use development is proposed. No waters of statewide significance are known to be in or adjacent to this area.

c. Estimate the amount of fill and dredge material that would be placed in or removed from surface of water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material. NA. This non-project action is not site-specific. No construction or land use development is proposed. It is not expected that filling or dredging within surface waters will be permitted within the NPA.

d. Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known. NA. This non-project action is not site-specific. No construction, land development, or modification of surface water is proposed. It is expected that through compliance with applicable regulations, that surface water conditions can avoid degradation during land development and urbanization.

e. Does the proposal lie within any 100-year flood plain? If so, note location on the site plan. No. According to FEMA FIRM Panel 1055F, the area is designated Zone X (outside the 0.2% annual chance of floodplain).

f. Does the proposal involve any discharges of waste material to surface waters? If so, describe the type of waste and anticipated volume of discharge. NA. This non-project action is not site-specific. No construction, land development, or project action is proposed.

2. Ground:

a. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities, if known. NA. This non-project action is not site-specific. No construction or land development is proposed.

b. 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. NA. This non-project action is not site-specific. No construction or land development is proposed.

Urban land development would be served by a sanitary sewer system. Over time, all septic systems would be replaced by connection to a sanitary sewer system. This would reduce and eventually eliminate all discharges via septic systems that would otherwise occur.

Urbanization would curtail animal and livestock waste, and agricultural waste typical of rural and semi-rural land uses.

3. Water Runoff (including storm water):

a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. NA. This non-project action is not site-specific. No construction or land development is proposed.

Urban land development would be served by the City's municipal stormwater collection and treatment utility built and operated in compliance with applicable controls and regulations. Urban stormwater will receive a higher degree of treatment than rural stormwater. It is planned that urban development will adhere to principles associated with sustainability—which includes Low Impact Development (LID).

b. Could waste materials enter ground or surface waters? If so, generally describe. NA. This non-project action is not site-specific. No construction or land development is proposed. Rural land uses in existence and or allowed (under present land use controls) may generate waste materials that would enter ground or surface waters.

4. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any. NA. This non-project action is not site-specific. No construction or land development is proposed. See responses above.

D. PLANTS

a. Underline types of vegetation found on the site:

deciduous tree:
alder, maple, aspen,
other:

wet soil plants:
cattail, buttercup,
bulrush, skunk cabbage,

other:
 evergreen tree:
 fir, cedar, pine,
 other: madrona
 water plants:
 water lily, eelgrass, milfoil,
 other:
 shrubs
 pasture
 grass
 crop or grain

other types of vegetation:

NA. This is a non-project action and is not site-specific.

2. What kind and amount of vegetation will be removed or altered? NA. This non-project action is not site-specific. No construction or land development is proposed.

It is likely that as urbanization occurs, existing vegetation upon developable land would be removed and replaced with urban improvements and urban landscaping. Existing vegetation within critical areas and preserved open space would remain as-is. With urbanization, existing non-native, invasive species may be removed.

3. List threatened or endangered species known to be on or near the site. NA; this is a non-project action and is not site-specific.

4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: NA. This non-project action is not site-specific. No construction or land development is proposed.

Future urban land development will adhere to City of Snohomish requirements for onsite landscaping, street trees, and wildlife habitat, critical areas buffers, and open space landscaping. For example, the City's development regulations for properties designated Business Park must have 20 percent of the development site preserved as open space.

E. ANIMALS/WILDLIFE

1. Underline any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds:
 heron, eagle, songbirds,
 other: crow, seagull, starling, robin

mammals:
 deer, bear, elk, beavers,
 other: raccoon, squirrel, opossum

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

NA. This non-project action is not site-specific. The Puget Sound region is part of the Pacific Northwest's Flyway for migratory birds.

2. List any threatened or endangered species known to be on or near the site. NA. This non-project action is not site-specific. No construction or land development is proposed. The Snohomish River is habitat for one or more endangered fish species.

3. Is the site part of a migrational route? If so, explain. NA. This non-project action is not site-specific. The Puget Sound region is part of the Pacific Northwest's Flyway for migratory birds.

4. Proposed measures to preserve or enhance wildlife, if any: None specifically as no construction or land development is proposed. Future land development will comply with applicable environmental controls, including SEPA and City of Snohomish regulations for critical areas.

F. ENERGY AND NATURAL RESOURCES

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed projects energy needs? Describe whether it will be used for heating, manufacturing, etc. NA. This non-project action is not site-specific. No construction or land development is proposed. It is expected that future urban development will require energy from sources typical of a sustainable urban community.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. NA. This non-project action is not site-specific. No construction or land development is proposed.

3. 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: NA. This non-project action is not site-specific. No construction or land development is proposed.

See responses above regarding planning for a sustainable community. This type of development will consume renewable and non-renewable energy, but at rates potentially lower than that of low-density, semi-rural development and non-sustainable urban development.

G. ENVIRONMENTAL HEALTH

1. 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. NA. This non-project action is not site-specific. No construction or land development is proposed.

a. Describe special emergency services that might be required. NA. This non-project action is not site-specific. No construction or land development is proposed.

b. Proposed measures to reduce or control environmental health hazards, if any: None as no adverse impacts have been identified. When urban development occurs, applicable controls relating to environmental health hazards will apply. Emergency response times by the City of Snohomish are significantly less than those of the County Sherriff's Office.

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? NA. This non-project action is not site-specific. Vehicle noise on SR-9 and on US-2 can be heard from within the NPA.

b. 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. NA. This non-project action is not site-specific. No construction or land development is proposed. Typical noise impacts can be estimated once the City completes land use planning for the area.

c. Proposed measures to reduce or control noise impacts, if any: None as no noise impacts have been identified. This is a non-project action and is not site-specific. No construction or land development is proposed. Future construction must adhere to contemporary Building and Energy Code requirements. The scale and nature of the urban development envisioned within the NPA will be less "noise-sensitive" than the low-density, semi-rural sprawl that will otherwise occur.

H. LAND AND SHORELINE USE

1. What is the current use of the site and adjacent properties? NA; this non-project action is not site-specific. There are a variety of land uses within the NPA. Those include single family residences, hobby farms, pastures, churches, equestrian facilities, a lumber yard, electrical transmission lines, highways, and open space.

2. Has the site been used for agriculture? If so, describe. NA; this non-project action is not site-specific. Some agricultural uses, including timber harvesting, have occurred or do presently occur within the NPA.

3. Describe any structures on the site. NA; this non-project action is not site-specific. A variety of structures exist within the NPA. Those include single family residences, one or more commercial buildings, houses of worship, and equestrian facilities.

4. Will any structures be demolished? If so, what? NA. This non-project action is not site-specific. No construction or demolition is proposed. Over time, urbanization is expected to result in changes in use of many or most properties. Such action may result in demolition of existing structures. Evaluation of any potential impacts can be conducted following the City's land use planning effort for the NPA. Conceivably, urbanization could result in demolition of many if not most of the existing structures.

5. What is the current zoning classification of the site? NA; this non-project action is not site-specific. The NPA is zoned "R-5".

6. What is the current Comprehensive Plan designation of the site? NA; this non-project action is not site-specific. The NPA is designated Rural, Rural-Urban Transition Area.

7. If applicable, what is the current Shoreline Master Program designation of the site? NA; this non-project action is not site-specific. The NPA does not contain land regulated by a Shoreline Master Program.

8. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. NA; this non-project action is not site-specific. Portions of the NPA are expected to be environmentally sensitive, primarily due to the presence of streams, ravines, wetlands, steep slopes, or unstable hillsides. See application materials for SNO 1 and Snohomish County critical areas mapping.

9. Approximately how many people would reside or work in the completed project? NA; this non-project action is not site-specific. An accurate forecast of future residential population and employment population cannot be developed without first completing land use planning for the NPA through public input and participation.

It is expected that the primary land use in the NPA (following annexation) will be commercial and industrial uses (this is especially the case east of SR-9). However, some properties are not particularly suited to commercial uses (due to access, topography, visibility, etc.) and will be better used for residential purposes (primarily, west of SR-9). Also, creation of a sustainable, walkable community will entail having residences near places to work and shop.

10. Approximately how many people would the completed project displace? NA; this non-project action is not site-specific. No construction or land development is proposed.

Long-term, expansion of the City's UGA boundary will result in expanded opportunities for jobs and housing. Accordingly, urbanization will result in a net increase in the number of dwellings and the number of jobs.

Property owners will individually decide whether to pursue redevelopment of their property. Accordingly, only the residents of rental housing and employees working within leased business buildings would be subject to involuntary displacement. It is expected that some residents and some businesses will chose to relocate to new developments within the NPA.

11. Proposed measures to avoid or reduce displacement impacts, if any: None, since no displacement impact has been identified. Additional analysis of potential displacement impacts can be conducted once land use planning for the area is complete.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: NA. This non-project action is not site-specific. No construction or land development is proposed.

I. HOUSING

1. Approximately how many units would be provided, if any? Indicate whether high-, middle- or low-income housing. NA; this non-project action is not site-specific. No construction or land development is proposed. It is expected that 1,000 or more new dwellings could be constructed in the NPA (following annexation to the City of Snohomish). However, the City will not plan for more dwellings or development than can be sustained through tax revenue. Also, environmental review will be conducted at the project level to assess those projects' environmental impacts.

Community land use planning for the area will continue during 2010 and will produce land use plans that provide greater specificity as to the number of dwellings desired within the area. New dwellings are proposed as part of the vision for a compact, urban, walkable, and sustainable community. It is expected that the majority of new dwellings will be in the form of multifamily development, and will be market-rate.

2. Approximately how many units, if any would be eliminated? Indicate whether high-, middle- of low-income housing. NA; this non-project action is not site-specific. No construction, demolition, or land development is proposed. The number of dwellings would ultimately increase, relative to the number that exist there today. As private-sector real estate markets dictate, existing dwellings may be demolished for construction of higher-density development. Existing dwellings in the NPA are generally affordable to middle-income and upper-middle-income households.

3. Proposed measures to reduce or control housing impacts, if any: NA. This non-project action is not site-specific. No mitigation measures are proposed since no adverse impacts are known. Adverse housing displacement is likely only in instances where an existing dwelling is renter-occupied. Most homes within the NPA are owner-occupied. With owner-occupied dwellings, the property owner will not be obligated to sell their dwelling.

J. AESTHETICS

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? NA; this non-project action is not site-specific. No construction, buildings, or land development is proposed. The heights of new buildings is yet to be determined. It is unlikely that new structures will exceed 50 feet in height.

2. What views in the immediate vicinity would be altered or obstructed? NA. This non-project action is not site-specific. No construction is proposed. The potential for view impairment can be evaluated during the community planning stage, during code development, and again during project-level permitting decisions.

3. Proposed measures to reduce or control aesthetic impacts, if any: NA; this non-project action is not site-specific. No construction or land development is proposed. It is expected that design standards will apply to new residential and commercial development in this area. Also, it is expected that areas of forested open space will be identified for preservation and such areas will help to mitigate impacts associated with building scale, aesthetics, light and glare, noise, etc.

K. LIGHT AND GLARE

1. What type of light or glare will the proposal produce? What time of day would it mainly occur? NA; this non-project action is not site-specific. No construction or land development is proposed. No new sources of light or glare are expected. Light and glare associated with project actions will be evaluated at a later time once conceptual development plans exist.

2. Could light or glare from the finished project be a safety hazard or interfere with views? NA; this non-project action is not site-specific. No construction or land development is proposed. Once development plans are prepared, assessment of light and glare impacts can be determined. This could include evaluation of light and glare impacts upon motorists.

3. What existing off-site sources of light or glare may affect your proposal? NA. This non-project action is not site-specific. No construction or land development is proposed. Once development plans are prepared, assessment of light and glare impacts can be determined. This could include existing sources of light and glare, such as headlights of vehicles traveling along US-2 and SR-9.

4. Proposed measure(s) to reduce or control light and glare impacts, if any: NA. This non-project action is not site-specific. No construction or land development is proposed. No mitigation is proposed at this time since no adverse impacts are known. The City of Snohomish utilizes standardized equipment for street lights, and utilizes design standards for commercial and multifamily development. Preserved open space and new onsite landscaping can also help to mitigate light and glare impacts.

L. RECREATION

1. What designated and informal recreational opportunities are in the immediate vicinity? NA. This non-project action is not site-specific. No construction or land development is proposed. No publicly-owned recreational facilities exist in the NPA. The private, non-profit EquiFriends facility provides recreation opportunities for persons with disabilities. It is expected that numerous informal, social trails exist upon privately owned forested areas of the NPA.

2. Would the proposed project displace any existing recreational uses? If so, describe. NA. This non-project action is not site-specific. No construction or land development is proposed.

Draft land use plans for the NPA include planned open space/recreational areas that, in all likelihood, would be owned by a public agency such as the City or the Snohomish School District. As mentioned above, it is expected that some forested areas will be preserved as permanent open space. See draft "Common Themes Map" created in 2008 by NPA

property owners and residents. Accordingly, it is expected that urbanization would increase recreational opportunities within the NPA.

Equi-Friends will determine when and if to relocate. Equi-Friends' Board of Directors will determine the terms of the purchase and sale agreement (if any). Presently, Equi-Friends is struggling to survive

3. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or application, if any: NA. This non-project action is not site-specific. No construction or land development is proposed. No mitigation is proposed since no adverse impacts are planned.

M. HISTORIC AND CULTURAL PRESERVATION

1. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe. NA. This non-project action is not site-specific. See documentation relating to SNO 1 (Dockets XII and XIII).

2. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site: NA. This non-project action is not site-specific. Within the NPA, there may be one or more properties with historical significance of some degree. For example, there may be a Native American archeological site in the area. However, since this proposed action is not site-specific, no alteration of any potentially historically-significant property or structure would occur.

3. Proposed measure to reduce or control impacts, if any: NA. No mitigation is proposed since no adverse impact is expected. Landmarks or historic, archaeological, scientific, or culturally important sites will be regulated/protected in the same manner, whether in or outside of the City's UGA. Additional inventory and research work can be conducted following inclusion in the City's UGA—and prior to annexation.

N. TRANSPORTATION

1. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. NA. This non-project action is not site-specific. This area is served by a number of road systems. The two highways in the area are SR-9 and US-2. Main travel routes into the NPA include, Tom Marks Road, 20th Street SE, 36th Street SE, Bunk Foss Road, and 103rd Avenue SE.

Land development in the NPA would include the design and construction of local-access streets. Such street design would be coordinated with affected agencies (WSDOT, Sno. County, local Fire Districts, etc.).

2. Is the site currently served by public transportation? If not, what is the approximate distance to the nearest transit stop? NA. This non-project action is not site-specific. Public transportation routes currently exist along SR-9, US-2, and Bickford Avenue.

3. How many parking spaces would the completed project have? How many would the project eliminate? NA. This non-project action is not site-specific. No parking spaces would be created or eliminated. New land development occurring after annexation would include off-street parking as required by the Snohomish Land Use Development Code.

4. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether private or public). NA. This non-project action is not site-specific. No construction or land development is proposed at this time. New roads and intersections will be required to serve land

development envisioned. It is likely that some roads and intersections would be private as well as public. The design of new roads and intersections will adhere to established engineering standards, and will be coordinated with the transportation plans of other agencies.

5. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. NA. This non-project action is not site-specific. Presently, none of these transportation modes are available to the NPA.

6. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. NA. This non-project action is not site-specific. No construction or land development that would result in additional trips is proposed at this time. Prior to annexation and land development, the City of Snohomish will complete detailed land use and infrastructure plans for the NPA. These plans will forecast the net increase in vehicular trips, and identify capital improvements needed to serve the area.

The RDP's currently being prepared by WSDOT will identify desired improvements for SR-9 and US-2. As mentioned above, the City intends to plan for sustainable development that will include employment opportunities for local residents. Creation of a walkable community will help mitigate traffic congestion that will occur with continued, low-density, rural development.

7. Proposed measures to reduce or control transportation impacts, if any: NA since no impacts are associated with this action. See application materials for SNO 1 (Dockets XII and XIII). See responses above.

O. PUBLIC SERVICES

1. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. This non-project action is not site-specific. Accordingly, no increase in the demand for public services would occur solely from the adjustment of the City's UGA boundary. No land development (which would result in an increase in the demand for these services) would occur prior to development of detailed land use plans with accompanying assessment of public service needs. The NPA is presently served by two Fire Districts and two School Districts. It is possible that these districts will agree to adjust service boundaries or to establish service agreements to maximize efficiency. Property tax levies fund these services and tax revenues increase as properties urbanize. Fire and EMT response times to the area by Fire District 4 are lower than those of Fire District 8.

Presently, the area is served by the Snohomish County Sheriff's Office. Following annexation, law enforcement would be provided by the City of Snohomish Police Department. Emergency response times to this area by the Sheriff can be measured in hours while the response time by the City of Snohomish can be measured in minutes.

2. Proposed measures to reduce or control impacts on public services, if any: None since no adverse impact has been identified. Public service agencies will be included during planning for the urbanization of the area, and will have significant "lead time" to prepare for the increase in service demand that will occur over time.

P. UTILITIES

1. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other (describe): NA. This non-project action is not site-specific. Presently, there is no sanitary sewer service within the NPA. Generally, all other utilities are available or are located nearby.

2. 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 that might be needed. NA. This non-project action is not site-specific. Urban development will require the extension of sanitary sewer service to the area. Presently, sanitary sewer is available within Bickford Avenue, south of 34th Street (52nd Street SE). It is expected that ultimately, a new sanitary sewer transmission main will be needed to serve this area. This would be a significant capital improvement that would be funded primarily (if not exclusively) from special charges/assessments.

III. SIGNATURE

I hereby certify under penalty of perjury of the Laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature

Corbitt Loch, AICP
Type or Print Name

Planning Director
Title

10/30/09
Submittal Date

ADMINISTRATION ONLY

Administrative Review By: _____

Title: _____ Date: _____

**SNOHOMISH COUNTY
ENVIRONMENTAL CHECKLIST
NON-PROJECT ACTIONS**

FILE NO.:

DATE RECEIVED:

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

IV. SUPPLEMENTAL QUESTIONS FOR NON-PROJECT ACTIONS

**ADMINISTRATION
COMMENTS ONLY**

A. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Generally, these types of discharges are greater for urban areas than for rural areas, so some increase can be expected once the City of Snohomish North Planning Area (NPA) is annexed and urban-scale development occurs. However, there are a number of factors that make this simple concept more complex:

1) The NPA is designated Rural-Urban Transition Area (RUTA). This suggests that the County has already contemplated the likely environmental impacts that could occur with urban development. The area in question already is assumed to eventually urbanize. This non-project action merely implements a land use policy already endorsed by Snohomish County.

2) The most accurate assessment of the potential for increases in discharges must include: a) the "baseline" level of discharges that can occur with build-out under current zoning (R-5). This zoning could conceivably allow the construction of hundreds of new dwellings, a wide variety of home occupations and home industries, and a wide variety of rural/agricultural land uses. For example, the raising of cattle could otherwise occur here and should be considered as a baseline condition. Home-based industries, already allowed under current zoning, could generate significant levels of discharges.

3) As indicated in the SEPA Checklist for Project Actions, the City of Snohomish is planning sustainable, compact, walkable, smart-growth land development within the NPA. This type of land development is not required by law, and therefore its impacts/discharges should be considered relative to the impacts/discharges that could occur with low-density, urban sprawl. Considering that urban sprawl would be permitted by typical land use controls, but will be precluded from occurring here, should be part of any baseline analysis.

Proposed measures to avoid or reduce such increases are:

Compliance with all applicable laws and regulations, and implementation of land use controls that will preclude low-density urban sprawl.

B. How would the proposal be likely to affect plants, animals, fish, or marine life?

Some wildlife would be displaced as some forested lands are cleared for urban development. However, there are streams and wetlands throughout the NPA that will provide wildlife habitat in perpetuity. As suggested above, the answers to Question B are dependant upon whether the sustainable, compact urban form that is planned is compared to existing conditions, or to urban development as envisioned by the RUTA designation and as generally allowed.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

See all responses above, and within the preceding SEPA checklist.

C. How would the proposal be likely to deplete energy or natural resources?

See all responses above, and within the preceding SEPA checklist.

Proposed measures to protect or conserve energy and natural resources are:

See all responses above, and within the preceding SEPA checklist.

D. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection (such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands)?

See all responses above, and within the preceding SEPA checklist. Except in instances where buffer averaging is approved, critical areas and their buffers will not be "used". Such protections will be more formalized than is presently achieved through rural land use.

Proposed measures to protect such resources or to avoid or reduce impacts are:

See all responses above, and within the preceding SEPA checklist.

E. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

See all responses above, and within the preceding SEPA checklist. In 2008, the City of Snohomish began land use and community planning for the area associated with SNO 1. This planning work, done collaboratively with and by area property owners and residents, produced the "Common Themes" land use map. This planning effort will be expanded to include the larger NPA. This effort will help to ensure there will be no land use compatibility issues.

Proposed measures to avoid or reduce shoreline and land use impacts are:

See all responses above, and within the preceding SEPA checklist.

F. How would the proposal be likely to increase demands on transportation or public services and utilities?

See all responses above, and within the preceding SEPA checklist.

Proposed measures to reduce or respond to such demand(s) are:

See all responses above, and within the preceding SEPA checklist.

G. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment:

No conflict is known or expected.