



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 mitigation measures will address the probable significant impacts or if an environmental assessment is needed to further analyze the proposal.



INSTRUCTIONS FOR APPLICANTS [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements - that do not contribute meaningfully to the analysis of the proposal.

Project #:	C19-003
Date:	2/21/2019
Staff Intake:	KHH



A. BACKGROUND [help]

1. Name of proposed project, if applicable:
Olympic 4x4 Soil Cleanup
2. Name of applicant:
Carl Niebuhr
3. Address and phone number of applicant and contact person:
PO Box 147, Snohomish, Washington 98291
425-359-6812
4. Date checklist prepared:
February 21, 2019
5. Agency requesting checklist:
City of Snohomish
6. Proposed timing or schedule (including phasing, if applicable):
Proposed cleanup work to start on March 4, 2019.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Soil samples were during two sampling events in May 2018 to evaluate the site soil conditions. Metal impacted soil was identified, with elevated lead, arsenic, and cadmium. See attached Limited Phase II and Remedial Investigation of Metal Contaminated Soil reports by Stratum Group. A final cleanup report will be completed to document the cleanup activities.
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.
No.
10. List any government approvals or permits that will be needed for your proposal, if known.
None.

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Environmental Assessment: Limited Ph II Investigation, dated 6/28/18; and Technical Memorandum Phase II: Evaluation of Metal Impacted Soil, dated 6/29/18

Site/civil permit for grading activities



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.)

Shallow soils will be excavated from central and southern portions of the Olympic 4x4 site. Sampling indicates that metal-impacted soil is present over approximately 33,000 square feet of the site. Approximately 3-4" of soil will be removed from approximately 33,000 square feet and an additional 3 inches (7" total depth) will be removed from approximately 4,400 square feet. Soil samples will be collected throughout the process to verify that the residual soils meet state MTCA Method A standards. The shallow excavation will be backfilled with gravel. A map of the excavation areas are provided in the Remedial Investigation of Metal Contaminated Soil report (Stratum Group, June 28, 2018). Sampling and documentation will be completed by Stratum Group. Excavation work will be completed by Wyser Construction. Copy of Wyser Construction scope of work is attached.

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Soil samples indicate elevated presence of cadmium, arsenic, and lead in a relatively shallow zone (top 4" of soils) according to Technical Memo. Project is to remove contaminated soils and replace with new material.

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.

520 Pine Street
Portions of Snohomish County Parcels 28061800-102400, -103800
NE 1/4 of Section 18, Township 28N, Range 6E
See attached Limited Phase II and Remedial Investigation of Metal Contaminated Soil reports by Stratum Group for site vicinity/topo/site plan maps

B. ENVIRONMENTAL ELEMENTS

1. Earth [help]

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



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

2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Quarry spalls and compact angular gravel with silt (fill) covers upper few inches of site. Native soil consists of moist, dense silty clay.





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

No.



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

Estimated removal of approximately 460 tons of soil and import of approximately 460 tons of gravel fill from Iron Mountain (20800 Wayside Mine Road, Granite Falls, WA)

Exported materials to be transported to an approved landfill

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

No.

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

No change.



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

Storage of soil piles under canopy.

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.

Minor emissions from excavator and dump truck.



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

No.

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

None.

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

a. Surface Water:

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

No. No onsite surface water or wetlands; Pilchuck River is approximately 490 feet southeast.





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2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.



3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

No.

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

No.

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

No.



b. Ground Water:

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

No.



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.





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No stormwater or
drainage change
proposed

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.

Storm water will infiltrate.

- 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:

None planned; however excavation crew can create berms or ditches to capture stormwater, if needed.



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?

No vegetation present. Site is covered by gravel and pavement.



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

None.

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

None.





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- 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:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

None observed, but birds likely periodically present. No mammals or fish.

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

None known.

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

No.

The property is not known to be an important site to the Pacific Flyway for migratory birds

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

None.

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

None known.



6. Energy and natural resources [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.

Diesel fuel will be used to power the excavator and dump truck during short term excavation work. No long term energy uses for project.

No change proposed to existing energy sources at the site or business

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

No.





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



7. Environmental health [\[help\]](#)

- 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.

Project is being completed to remove metal impacted soil. Safety precautions will be completed for onsite workers. Project will result in an overall reduction of risk to human health by removal and off-site disposal of impacted soil.



- 1) Describe any known or possible contamination at the site from present or past uses.
Shallow soil exceeds MTCA Method A cleanup standards for arsenic, cadmium, and lead.
- 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.

- 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; however 911 would be called in case of an emergency.

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

Wyser Construction will prepare a site-specific health and safety plan prior to cleanup action.



- b. Noise

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

None.

Typical urban noise present at the site



- 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.

Short term noise (~2 weeks) from excavation equipment and dump truck traffic and excavation work.

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

Project noise not expected to be different than current site use long term as an auto wrecking yard.

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Noise from construction activities are regulated under 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 has been an auto wrecking yard since the late 1980s. Wrecking yard operations ceased in approximately December 2018. No.



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

No.

- 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.

Numerous enclosed and open sided storage sheds, an auto repair facility and retail auto parts store occupy property.



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

No.



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

Mixed Use.

Property is zoned Pilchuck District, Center (with height overlay)



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- f. What is the current comprehensive plan designation of the site?
Pilchuck District
- g. If applicable, what is the current shoreline master program designation of the site?
None.
- 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?
None. Excavation area is part of a larger property that is changing use.
- j. Approximately how many people would the completed project displace?
None.
- 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:
n/a.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
n/a.
- 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.





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

None.

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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?

None proposed.

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

None.



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

None.

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. Project will take place during daylight/work hours.



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?

No. Site is currently fenced.



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?

Adjacent community trail.

Centennial Trail



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.

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

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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.

Soil will be observed during excavation, but site has been used for industrial/commercial use since the 1940s and excavation will only <1 foot deep.

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.

Several buildings are dated 1946 according to the Snohomish County Assessor's records. No changes are proposed to any buildings on site



Grading activities are required to follow an 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.

Dump trucks will access the site from 6th Street, between Maple and Pine Avenue.





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Nearest bus stop is at the intersection of Pine Avenue/Second Street

- 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?

Not in immediate area. Project will not impact public transit access.

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

None. None.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

No.



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

6 vehicular trips per day; 4 dump trucks trips. Peak volume would be during daylight/work hours. Dump truck activity will occur periodically over two weeks.

No long term change to traffic impacts on site

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

No.

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

None. Impacts suspected to be minimal.



15. Public services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.



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

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.

No utility work needed for project.

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: Kim Ninnemann Kim Ninnemann,
Date Submitted: 2-21-2019 Station Group

Agency Evaluation completed by: Brock Eadem Date: 2/26/19
Signature: [Signature]