

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

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:***

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.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

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.

## ***A. Background***

1. Name of proposed project, if applicable:

Paine Field Rezone - SE corner of Airport Road and 100th Street SW, Binding Site Plan  
Sector 3 (See attached Figure 2)

2. Name of applicant:

Snohomish County Airport (Paine Field)

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

10108 32nd Ave W, Suite J  
Everett WA 98204

Attention: Allan Giffen  
425 388-5125

4. Date checklist prepared:

December 7, 2020

5. Agency requesting checklist:

Snohomish County Airport – Paine Field

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

Non-project rezone is expected to be completed by Summer, 2021.

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

Following the approval of this non-project rezone, the County Airport proposes to issue a Request for Qualifications for development of the subject property with an airport-compatible commercial or industrial use. Development is anticipated within two to three years.

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

12/31/1996. Phase I Environmental Assessment, Snohomish County Paine Field Road Maintenance Facility Site. AGI

12/10/2008. Binding Site Plan / Record of Survey for Sector 3.

12/30/2008. Phase II Environmental Site Assessment and UST Closure, Former Paine Field Road Maintenance Facility. CDM

12/31/2008. Critical Area Study, Snohomish County Airport. The Watershed Company.

11/2/2009. Remediation Summary Report, Former Paine Field Road Maintenance Facility. CDM

4/17/12. No Further Action Letter, Snohomish County Public Works ER&R Div 2 West. Department of Ecology.

4/24/18. Supplemental Phase II ESA, Former Paine Field Road Maintenance Facility. CDM

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.

Aside from the proposed non-project rezone, no other permit applications are pending for this site.

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

Approval of this proposed non-project rezone is the responsibility of the Snohomish County Land Use Hearing Examiner.

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 non-project rezone of this 15.25 acre site proposes to change the current BP (Business Park) zoning to LI (Light Industrial) zoning. The purpose of the non-project rezone is to allow for the future development of the site with airport-compatible commercial and/or industrial uses. Most uses allowed in the proposed LI zone are also allowed in the existing BP zone. Airport compatible land uses allowed in the LI zone that are not allowed in the BP zone include hotel/motel, auto rental, auto towing, service station, billboards, and restaurants that are not oriented to a business park.

This proposal and SEPA review is a non-project action, which means that no property development or new use is proposed at this time. However, the proposed rezone will allow for future uses and development activity that will be the subject of additional future SEPA review when project-specific details and information about potential impacts and appropriate mitigation measures can be more accurately determined. Accordingly, Phased Review of environmental impacts of any subsequent development proposal will be conducted pursuant to WAC 197-11-060(5). Such future impacts and mitigation are generally described in this checklist.

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 subject property is located on the southeast corner of Airport Road and 100th Street SW in unincorporated Snohomish County. The east and south boundaries of the subject property coincide with the City of Everett corporate boundary. See attached vicinity map (Figure 1).

## ***B. Environmental Elements***

### ***1. Earth***

- 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)?

Less than 5%.

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.

Surface soils are identified as "urban land". Other soil types in the site vicinity include Vashon till, and Mukilteo muck in wetland areas

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

Aside from wetlands on-site, there are no unstable soils.

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.

This is a non-project rezone. Future development of the site may require import of fill materials, the source of which will be identified at the time of application through a future SEPA environmental review process.

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

This is a non-project rezone. Future site development will follow County regulations and employ best management practices (BMP's) to prevent erosion.

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

This is a non-project rezone. Future development will likely include impervious surfaces comprised of buildings and asphalt pavement for parking and circulation areas on-site depending on the type of development proposed.

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

This is a non-project rezone. Future site development will follow County regulations and employ best management practices (BMP) to prevent erosion.

## **2. Air**

- 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.

This is a non-project rezone. Future development will generate emissions to air from construction equipment, and future use of the property will generate emissions from vehicular traffic. Impacts of such emissions will be evaluated in a future project-specific SEPA environmental review.

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

This is a non-project rezone. No off-site sources of air emissions are known that would affect future use of the property.

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

This is a non-project rezone. Future development of the site will include BMP's to prevent impacts from construction-related dust. Any future use that may generate air emissions impacts will comply with air quality regulations, as applicable, and permits from the Puget Sound Clean Air Agency, if required.

### **3. Water**

- 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 wetlands on site. The property is located in the Swamp Creek basin, and stormwater runoff from this property currently drains into a tributary of Swamp Creek. Per Binding Site Plan / Record of Survey page 5 of 7.

ERR 2.99 acres

ERRB 0.15 acres

ERRC 0.07 acres (See attached Figure 6)

- 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.

This is a non-project rezone. Future development of the property will occur within 200 feet of the wetlands on-site depending on the type of development proposed.

- 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.

This is a non-project rezone. Any future site development will comply with applicable Snohomish County land use, stormwater, and environmental regulations.

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

This is a non-project rezone. Any future development of the site will comply with applicable County regulations for surface water management.

- 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. This is a non-project rezone. Future development and use of the property are not expected to involve discharge of any 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. This is a non-project rezone. Future development of the property will not involve withdrawal of ground water. Any future use of the property will comply with applicable County stormwater regulations. It is not known at this time if stormwater infiltration will be a viable method of stormwater management on the site.

- 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.

This is a non-project rezone. Any future development of the property will connect to public sewers.

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.

This is a non-project rezone. Future development of the site may increase impervious surfaces and generate stormwater runoff depending on the type of development proposed. To the extent that stormwater runoff is generated by proposed development, it is anticipated that treated stormwater will be discharged to a tributary of Swamp Creek, consistent with pre-existing drainage patterns, following stormwater treatment. Stormwater management plans will be prepared for future site development and will comply with applicable County regulations.

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

This is a non-project rezone. Future development of the site will not generate waste materials impacting ground or surface waters.

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

No. This is a non-project rezone. Future development of the site is not anticipated to affect existing drainage patterns.

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

This is a non-project rezone. Future site development will comply with applicable County stormwater management regulations and provide BMP's to prevent impacts to surface and ground waters.

#### **4. Plants**

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?

This is a non-project rezone. Future site development may remove vegetation from the site depending on the type of development proposed.

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

There are no endangered plant species or critical habitat on site. There is wetland vegetation associated with on-site wetlands, and on abutting property to the south.

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

This is a non-project rezone. Any future site development will include landscaping as required by County land use regulations and to enhance the aesthetics of site development.

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

None known.

### 5. **Animals**

- 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 \_\_\_\_\_

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

None

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

The site generally lies within the Pacific Migratory Flyway, but there is no habitat on the site that would attract migrating fowl.

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

This is a non-project rezone. Enhancing safe aircraft operations is a primary objective at Paine Field. Consistent with regulations set forth by the Federal Aviation Administration, habitat around Paine Field is managed in a manner that is not conducive to hazardous wildlife.

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

None

### 6. **Energy and Natural Resources**

- 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.

This is a non-project rezone. Any future development of the site will use electric and natural gas energy to light, power and heat buildings and equipment.

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

This is a non-project rezone. It is unknown to what extent any future development may affect the ability of adjacent properties to use solar energy.

- 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:

This is a non-project rezone. Future development of the site will comply with the Washington Energy Code.

## **7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

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

None. Previous cleanup of pollutants on this site occurred in 2016.

- 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.

This is a non-project rezone. Future uses will be evaluated for hazards at the time of land use permit application through additional SEPA environmental review.

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

This is a non-project rezone. No special emergency services are anticipated from future

development and use of the subject property.

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

None. This is a non-project rezone. Future development and use of the subject property will be evaluated for potential impacts under a SEPA environmental review.

*b. Noise*

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

This is a non-project rezone. Future development and use of the site under the proposed LI zoning will be for airport-compatible commercial use, and will not be adversely affected by noise related to operations at Paine Field.

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.

This is a non-project rezone. Future development of the site is anticipated to generate construction-related noise. Future land uses are anticipated to generate noise primarily from traffic traveling to and from the site depending on the type of development proposed.

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

This is a non-project rezone. Future uses on the site will comply with comply with Snohomish County Code Chapter 10.01 Noise Control.

**8. Land and Shoreline Use**

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.

The subject property is vacant, except for a telecommunications antenna located on the southeast corner of the site. Properties to the south and east are vacant or used for outdoor storage and truck parking. Property to the north is the County-owned Bomarc property used for light manufacturing. Property to the west of Airport Road is the Snohomish County Airport (Paine Field).

This is a non-project rezone. Future development will be for airport-compatible uses, consistent with the requirements of the proposed LI zoning and will be compatible with surrounding land uses. All abutting lands in unincorporated Snohomish County and the City of Everett are zoned light industrial.

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:

This is a non-project rezone and there are no forestry or agricultural land uses in the vicinity.

- c. Describe any structures on the site.

A telecommunications antenna located on the southeast corner of the site.

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

No.

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

BP (Business Park) is the current County zoning classification. The proposed action is to change the zoning to LI (light Industrial), the same zoning that applies to the Paine Field ownership located to the west and north of the subject property. (See attached Figure 4)

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

The Snohomish County Comprehensive Plan Future Land Use Map (FLUM) designates the site as "Manufacturing and Industrial Overlay - (Paine Field Area)." The proposed LI zoning is consistent with the FLUM land use designation. (See attached Figure 3)

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There are small Category 3 wetlands on site (see attached Binding Site Plan).

- i. Approximately how many people would reside or work in the completed project?

This is a non-project rezone. Future land uses are anticipated to provide employment in airport-compatible commercial or industrial uses. No housing is anticipated as the proposed LI zone does not permit residential use.

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

None.

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

None required.

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

Policy 3.E.7 of the County's General Policy Plan (GPP) policies call for the site and its zoning to be governed by the *Snohomish County Airport Paine Field Master Plan* which designates the site for "Future Airport-Compatible Commercial Development Area." (See attached Figure 5)

The proposed action is consistent with the County General Policy Plan FLUM and the Snohomish County Airport Paine Field Master Plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None are necessary.

## **9. Housing**

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. This is a non-project rezone and the site is vacant.

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

None necessary.

## **10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project rezone. Future site development will comply with County zoning regulations for building height, which include limitations on the height of structures in proximity to Paine Field.

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

None. This is a non-project rezone. Future site development is not anticipated to impact any scenic vistas.

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

None. This is a non-project rezone. Future development will comply with County land use regulations, some of which address aesthetic issues, such as signs, building height, and landscaping.

### **11. Light and Glare**

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

None. This is a non-project rezone. Future site development may include buildings and parking areas that will be illuminated at night depending on the type of development proposed.

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

No. This is a non-project rezone. Future development will be designed to be compatible with, and not create any hazards for airport operations or light or glare impacts on any other off-site uses.

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

None. This is a non-project rezone. There are no off-site sources of light or glare that would affect future uses on the subject property.

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

None. This is a non-project rezone. As the property will remain in County Airport ownership, future development will be designed in a manner that does not impact airport operations or surrounding property uses.

### **12. Recreation**

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

The City of Everett's Kasch Park is located within one-quarter mile to the northwest of the subject property.

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

No. This is a non-project rezone. The site is vacant and future development would not displace any recreational uses.

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

None

**13. Historic and cultural preservation**

- 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 ? If so, specifically describe.

No.

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

None

- 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.

This is a non-project rezone. The County is unaware of any cultural resources on the site or in the vicinity. If any are identified, future development will be required to complete appropriate surveys and identification of cultural resources before initiating construction.

- 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. This is a non-project rezone. The site is vacant and future development would not impact any historic or cultural resources.

**14. Transportation**

- 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 abuts Airport Road, a principal arterial street, located to the west, and 100th Street SW, a minor arterial street located to the north. See attached vicinity map (Figure 1).

- 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?

The site is served by Everett Transit Route 8 on 100th Street SW, and by Community Transit's Swift Green line on Airport Road. Sound Transit's representative light rail alignment for Everett Link identifies Airport Road adjacent to the subject property as the future alignment for the light rail line serving SW Everett. Future planning work by Sound Transit and local jurisdictions will determine the exact location of the light rail line and future light rail stations.

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

This is a non-project rezone. Future site development will provide off-street parking as required by Snohomish County code.

- 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).

This is a non-project rezone. Future site development is anticipated to require street frontage improvements within the public right-of-way on 100th Street SW. Airport Road is already improved to seven lanes with bike lanes and sidewalks on the property frontage.

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

This is a non-project rezone. Although the site is located within the boundaries of the Snohomish County Airport Paine Field Master Plan, it is located on the east side of Airport Road, while airport operations occur on the west side of Airport Road. In the future (estimated to be 2036) light rail service will be operational in or adjacent to the Airport Road right of way.

- 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?

This is a non-project rezone. Future site development will be required to prepare a traffic impact analysis as part of a future land use permit and SEPA environmental review.

- 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.

This is a non-project rezone in an urban area. Future land uses on the subject property will not affect movement of forest or agricultural products.

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

This is a non-project rezone. Future site development will be required to prepare a traffic impact analysis as part of a future land use permit and SEPA environmental review. Mitigation of transportation impacts will be evaluated when site development is proposed.

**15. Public Services**

- 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.

This is a non-project rezone. Future site development will presumably require fire, emergency medical, and police services. It will not create demand for public school services.

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

This is a non-project rezone. Future site development will be required to meet applicable fire and building codes.

**16. Utilities**

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

- c. 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.

Future land uses on the site will require all of the above indicated utilities.

**C. Signature**

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:     \_\_\_ *Allan Giffen* \_\_\_\_\_

Name of signee \_\_\_Allan Giffen \_\_\_\_\_

Position and Agency/Organization \_\_\_Airport Development Project Manager \_\_\_

Date Submitted: \_\_\_December 7, 2020 \_\_\_\_\_

**D. Supplemental sheet for nonproject actions**

(IT IS NOT NECESSARY to use this sheet for project actions)

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.

1. 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?

The future development and use of the property for airport-compatible uses in the proposed LI zoning will create minimal, incremental increases in emissions to air and noise relative to the current BP zoning designation of the site. Stormwater runoff generated by future development will be required to be treated in accordance with applicable County regulations prior to discharge to surface waters. Anticipated future uses are not likely to involve storage or release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Compliance with local, state and federal laws affecting air quality, water quality, hazardous or toxic substances, and noise, as well as Best Management Practices will reduce potential impacts from future development.

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

The future use and development of the site for uses permitted in the proposed LI zoning will not adversely affect plants, animals, fish or marine life relative to the uses allowed under the current BP zoning designation. Future development will remove some of the existing vegetation on site.

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

Compliance with local, state and federal laws, as well as Best Management Practices will reduce potential impacts from future development.

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

Future development and land uses will have minor increases in the demand for energy, but no impact on natural resources.

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

Compliance with local, state and federal laws will reduce potential impacts. Future construction on site will be required to comply with the Washington Energy Code.

4. 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?

The future development of the site is not likely to affect critical areas, parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, floodplains or prime farmlands relative to the development of the site permitted under the current BP zoning designation.

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

Future development will comply with applicable County critical area regulations related to the existing wetlands on the subject property.

5. 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?

The proposed action is a non-project rezone of the site from BP (Business Park) to LI (Light Industrial) zoning. LI zoning is consistent with the Snohomish County General Policy Plan (GPP) Future Land Use Map designation of "Manufacturing and Industrial Overlay (Paine Field)," and is identical to the zoning that has been established on other adjacent County Airport-owned land within the same FLUM designation. It is compatible with the newly adopted light industrial zoning (LI2) that applies to abutting properties located to the south and east in the City of Everett.

The GPP policies related to the Manufacturing and Industrial Overlay call for future land uses on airport-owned property to be in accordance with the Paine Field Master Plan, which designates the subject property for future commercial uses compatible with the airport. The rezone to LI (Light Industrial) more fully implements that Master Plan designation by allowing an expanded scope of industrial and commercial uses not currently allowed in the existing BP (Business Park) zoning designation.

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

The future use(s) of the property will comply with the Snohomish County General Policy Plan, and all applicable local, state and federal laws, including the Paine Field Airport Master Plan.

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

Future development and use of the subject property would create additional demand for public services (e.g.; police and fire) and utilities. All necessary utilities are available to the property. Existing and planned future transportation infrastructure (streets, local and high capacity

regional transit service) will meet future demands that may be created by future development of the subject property.

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

Future property development will comply with all fire and building codes, and other public safety codes. Future development will be required to mitigate transportation impacts as required by County regulations.

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

The proposed non-project rezone is not in conflict with local, state or federal laws.

Figure 1 – Vicinity Map

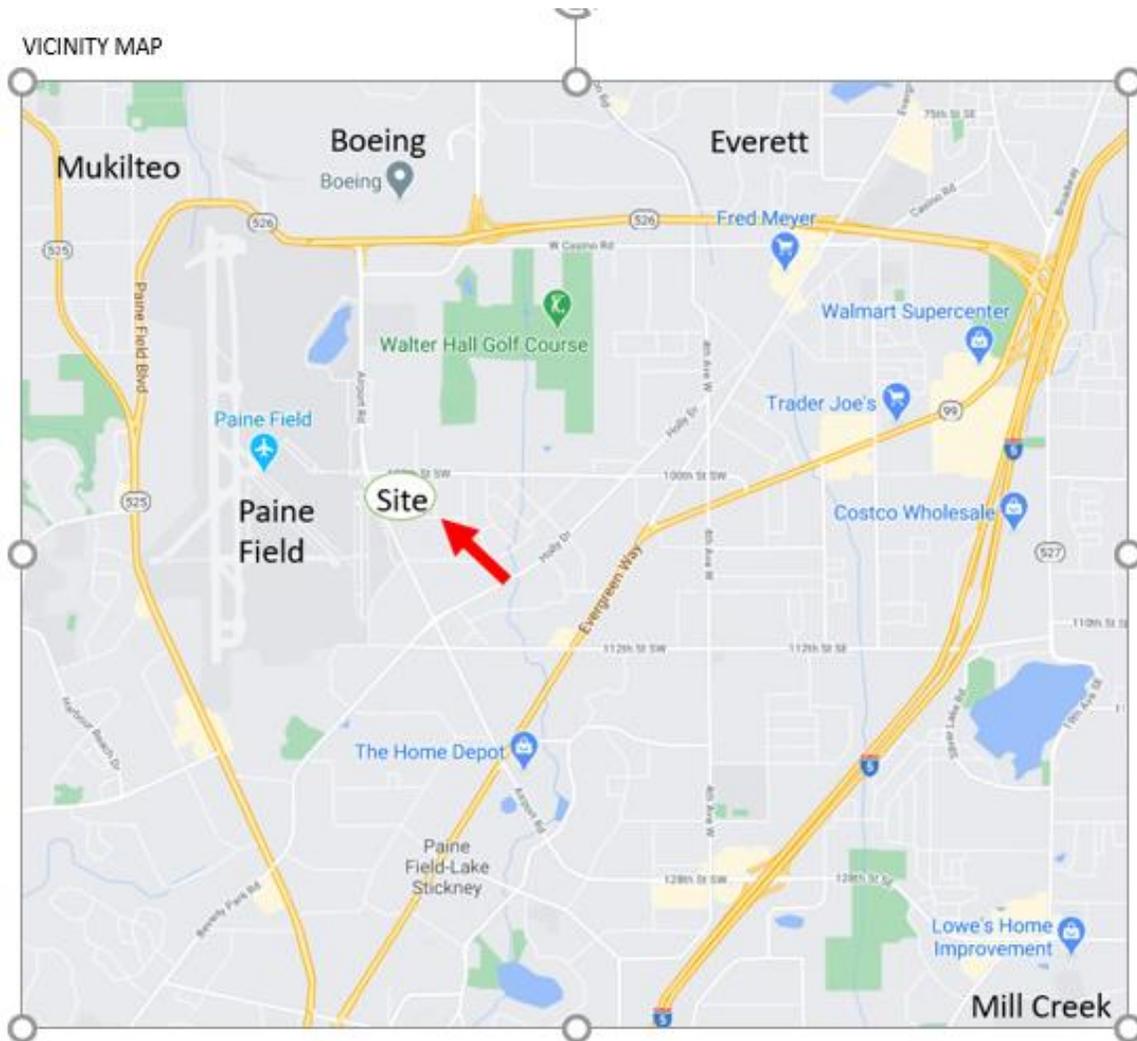


Figure 2 - Binding Stie Plan Map

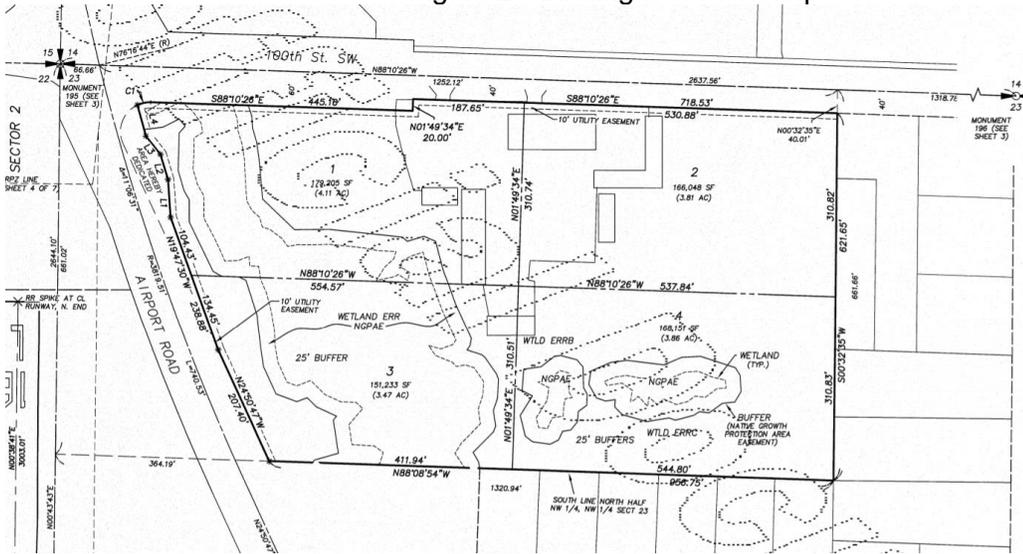
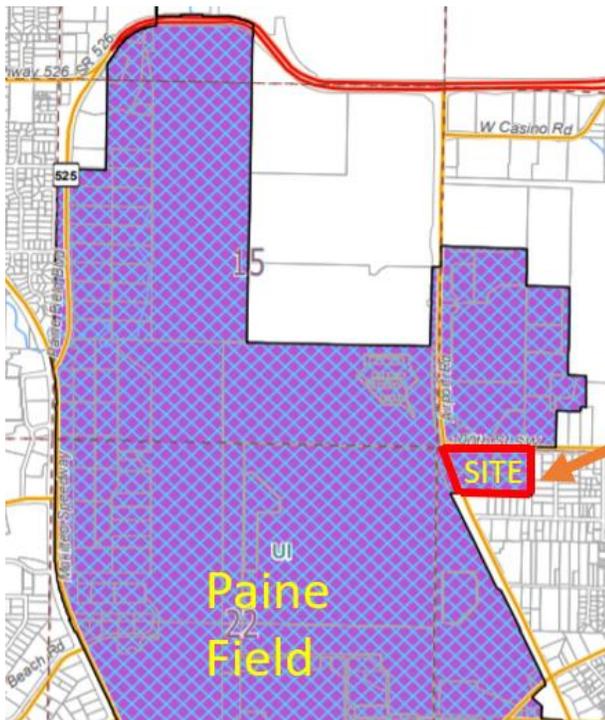


Figure 3 – Future Land Use Map – General Policy Plan



# Snohomish County General Policy Plan - Future Land Use Map Designation

 Manufacturing Industrial Overlay  
(Paine Field Area)

Figure 4 – Snohomish County Zoning Map

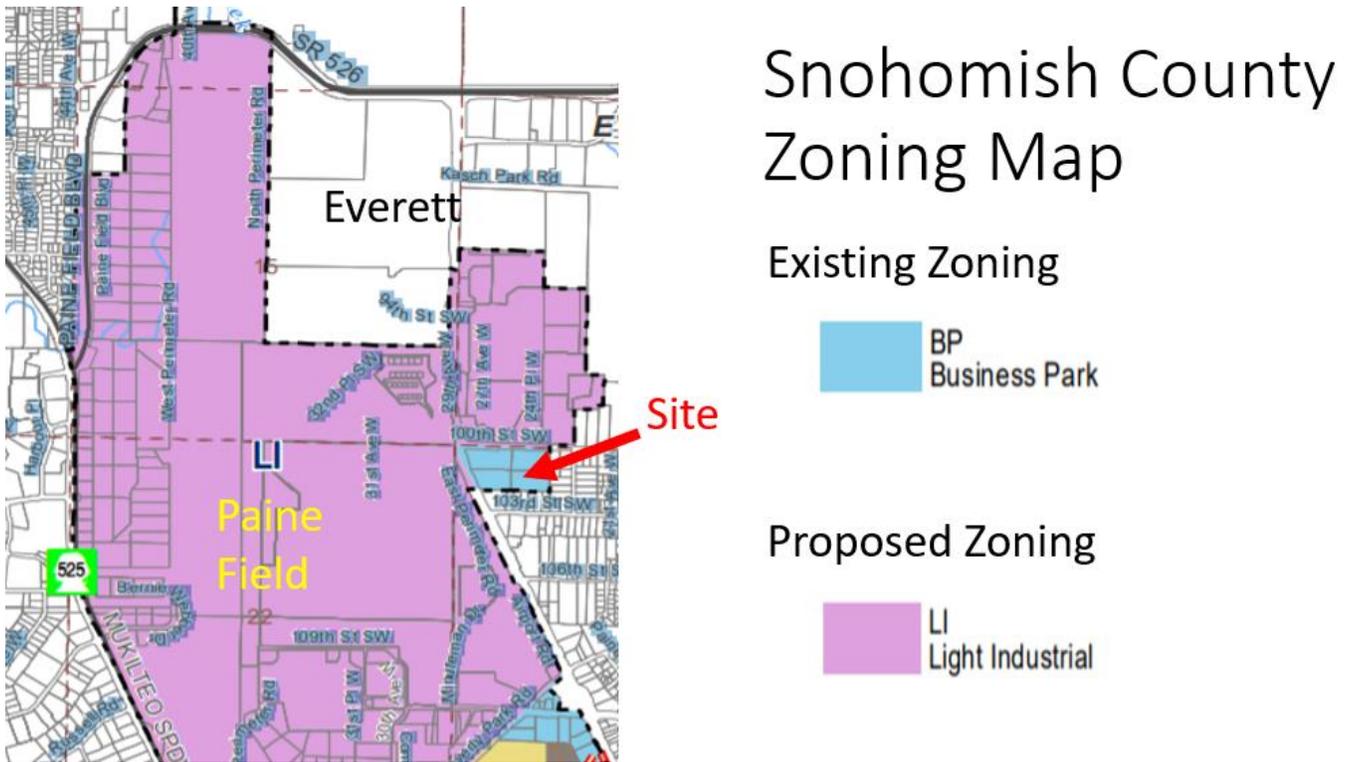


Figure 5  
Paine Field Airport Master Plan

Updated 2014 Master Plan

“Airport Compatible Commercial / Industrial Development”

Subject Property

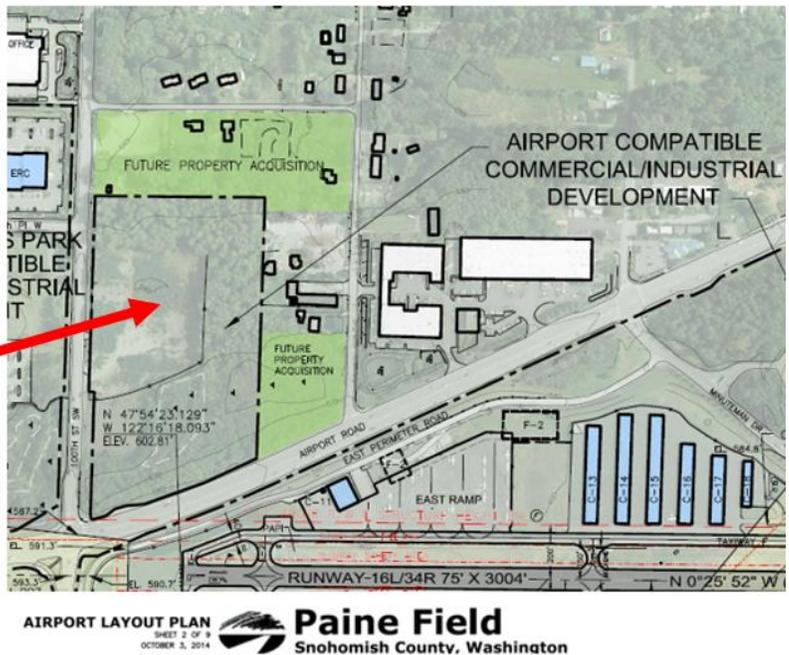


Figure 6

# Wetlands and Buffers on Binding Site Plan

